

POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD MEETING Wed Oct 23, 4pm est.

HELD VIA ZOOM

The Pointe South board meeting was called to order by President, John Lange at 4:02pm est. Roll call was held, and a quorum was ascertained. The meeting agenda was posted on the Pointe South portal. A motion was made by Bob Weber to dispense with reading of minutes from the last meeting; seconded by Pam Kroese, all agreed.

New Business

1) **Discussion with Josh Michalski/Crevalle Consulting**

- Josh from Crevalle Consulting joined the Board Meeting to discuss options to try to reduce the effects of storm surge and sand.
- storm surge as experienced by Hurricane Ian is near impossible to protect the building.
- some properties on the beach are building a new building in front of the existing building with a 1 ½” thick concrete wall with double reinforcement and putting submarine doors on the building to protect the existing building. But Pointe South has limited space to install a structure
- another option is having flood barriers around the building. However, these will be limited in its effectiveness if the wave and surge crash into the wall, then it would not be able to withstand the force. The importance of protecting the building is to have something break up the wave action. ie raising the sea wall cap or a new sea wall. Nothing can stop the water from coming in from the gulf, however what it will do is break the force of the wave and limit that kind of damage to building
- another option is flood barriers. One is a huge giant tube filled with water and is secured it to the ground and acts as barrier around the building. There are aluminum barriers that are attached to the side of doors openings. These would be good for flood events, however, would not be protective to wave action. Especially on ground level where walls are breakaway walls.
- next option and probably the most sensible is to move everything (electrical) higher up. However, that has its own challenges.
- John asked if there is any way to keep the utility rooms waterproof and put meters in water tight cases?
- according to code, the meters can not be mounted higher than 6’ 6”. Because of the design of the building, the walls are made to break away and therefore any protection of the meters would breakaway.
- Bob asked if there is a way to protect the utility rooms from 2 to 4’ flooding? Could start with a flood door and waterproof interior or exterior walls of rooms.
- Bob asked if anywhere to put a generator raised up above flood level and how would that work if the electrical room got flooded. Josh replies that not possible to put a generator on office roof and two options would mount on a stand on north side of building or near elevator tower.
- the key is to protect the main switch in the electrical room which carries all the load and is super expensive to replace and hard to find. One suggestion was to have extra stock of the switch gear and keep it safe for future storms
- Bob asked – could we build a two story add on to the elevator tower to house a generator? Larry replies – one challenge is where do you put the fuel source and how to make sure it stays in place. Some had diesel fuel containers and generators sat on top.

- another possibility is a mobile generator and have a switch gear installed that is prewired.
- John asked – how high would we have to make the sea wall to prevent damage?
Josh answered – there are engineers who design a sea wall to break apart the wave action and reduce the flood zone and save on flood insurance. The only problem is that the design process and process with Fema is rigorous and design restraints are rigorous. Since we are the lowest part of the island and the sea wall would need to be 8’ above sea level. This would not be practical as it would block the view
- the easement on the north side of the building is also causing flooding into PS. You could build an elevated wall along the property line and make a return along the easement. Or make the wall step in to create a break in the wall to break the wave action.
- Bob asked – Smugglers has reef Raf and big boulders in front of their sea wall on water side, is that effective against the wave action?
Josh replies – yes that is highly effective however the problem is we cannot just put it anywhere in front of the sea wall because PS is located seaward of the coastal control line. So, it would need the Federal permitting to put the reef Raf in front of the seawall.
- In Josh opinion for an immediate solution is to install flood barriers in the doorways, in front of the building to stop the wave action.
- Another suggestion was to reposition the meters in a different orientation so to allow for the meters to be at maximum height.
- In summary, finding a solution that mitigates the risk while accepting there is risk if we don’t go all the way with the solution. Some solutions are more foolproof than others and some easy things can be done to prevent damage such as the flood barriers, moving the electrical equipment up or reconfiguring the equipment as a starting point. The elevator equipment raise it up in the air. The condenser will be the only equipment that will be hard to protect.

2) Review and Approval of Annual Budget

- Bob presented the proposed budget to board
- after some discussion, John made the motion that with minor adjustments we approve the 2024/2025 budget as presented by Bob. Larry seconded the motion, and all agreed

Old Business

1) Building Status after Hurricane Milton

- clean up and ongoing electrical repairs continuing

2) Reconstruction Update

- ongoing and nothing new to report

3) DDG Progress

- Kristin is meeting with DDG on Friday to walk through each unit on 1st floor to make a punch list of items to be completed and also make up a schedule of when these will be completed.

4) 2nd – 5th Floors Major Damaged Units

- clarification is still required on the proposals from the contractors
- Reflow has begun the plumbing work on the major damaged units
- electrical drawings have to be completed for the major damaged units
204, 301, 302, 304, 401, 407, 501, 506, 507 Drawings will be forwarded to these owners to make notes as to what they had prior to hurricane Ian for electrical outlets and switches

5) Ironclaim Update

- we have asked Ironclaim to take over the insurance claim related to hurricane Milton at a reduced rate of 8%

6) General Comments from Board

- a motion was made by Bob Weber to give a \$10,000 bonus to Kristin and \$5,000.00 Willy bonus and Larry seconded the motion. All agreed
- Bob presented to send a letter to owners on the 1st floor regarding extra costs related to electrical in their units that were above insurance proceeds.

7) Motion to adjourn meeting

- Bob made motion to adjourn and John Lange seconded.