

**Pointe South Condo Association**  
**Rebuild To-Do's & Status**  
**As of 11-7-24**

**1) Price Electric –**

Jay (Project Manager): 646-671-8434

Marc Lawson: 239-645-2055

a) Power Restoration Permit (**241679**) -

- i) **11/7/24:** Pointe South was only without power for a little over a week after Milton. Permanent power was fully restored and there is an ongoing plan to make adjustments to the meter panels to have the meters further off the ground.

b) TO DO:

- i) Light fixture installation -
- ii) Laundry wiring
- iii) 100 building lower level wiring
  - (1) **11/4/24:** The drawing has been submitted to Price for electrical in the community room and workshop.
- iv) Sign light - Line is broken, they will run their sleeves when work is happening in the parking lot.
- v) Miscellaneous garage level wiring
- vi) Elevator room A/C wiring will be coordinated with Severyn.
- vii) Turtle lights & stairwell lighting - **Complete**

**2) FSG - ALL PERMITS PROACTIVELY EXTENDED**

**Erik Peterson - 239-707-0585**

a) **Sea Wall** (Permit 241327) - Delayed by turtles, permit has been extended

- i) **10/31/24:** The Seawall work started last week. A change order was placed after finding an additional 20ft of seawall needing repair. The wall should be complete by the first week of December.

- b) **Stairs** (Permit 235527) -
  - i) 11/7/24: Permit for the stair by the office has been issued and work will start in the next week or two.
- c) **Leaking Roof Vents** - **COMPLETE**
  - i) 10/31/24: No leaks detected after Milton.
- d) **Breakaway Walls (Owners Closets)** (Permit 234687 -**Issued**)
  - i) To discuss at owners meeting
- e) **Structural Repair:(This work was included under permit 234687)**
  - i) Elevator Header -
    - (1) 11/7/24: Work is being scheduled and FSG is looking to start some time next week. They will start with the elevator shaft repair, the exposed rebar in 401, 307 & 407. Then will continue from there
  - ii) NW Corner of building at garage level - This will go with
- f) 100 Building lower level frame out & doors:
  - i) This will begin after the structural repairs are complete.
- g) Office & 101-107 sliding doors need screws tightened
  - i) **8/9/24:** This will be complete when the crew comes in to install the windows.
- h) **Windows @ North & South ends of building- 101-501 & 107-507 stacks**
  - i) 10/31/24: Windows projected to be installed mid December
  
- i) **Concrete Restoration FSG/Crevalle (Done)**  
**Josh 239-990-4972**
  
- j) Drainage system:
  - i) JR Evans submitted ERP and FSG will file for permits for the parking lot and retention pond.
    - (1) 11/7/24: FMB was working to complete their comments and review letter. RJ Evens has already prepared answers to 5 of their questions and will be able to review the rest and get them back to FMB quickly.

### 3) Severyn

**Miguel - 239-682-4266**

- a) 11/7/24: Milton damaged condensers. New condensers were ordered and are in.
  - i) All units ducts have been cleaned
  - ii) Units 501, 506 & 507 air ducts will be completed this week. 401 & 301 will have their ducts replaced next week. Condensers will start going in the week after and a/c units kicked on.
- b) Need split pack A.C. in elevator room on lower level
  - i) 10/31/24: Miguel will be getting this scheduled and coordinated with Price.

### 4) Reflow

#### a) Water booster pump?

- i) 10/31/24: Booster pump motors were under water from Milton. The next step forward is to have FSG raise them 2 feet, then Reflow will come and connect the new motors.

#### b) Ground Level:

- i) Reflow will be completing a lot of their scope once the breakaway walls have been installed

#### c) Floors 2-5:

- i) All major damaged units have either had their plumbing lines capped, water heaters replaced for the units that required it. The remaining work will be finished after the framing in several units is complete.

### 5) Romano Shutters - Claudio 239-440-7195

- a) 10/31/24: All shutters are complete including the cleaning and the lanai cleaned.
- b) Storm door quote
  - i) 10/31/24: To be approved. Asking FSG for competitive quote
- c) Claudio will be sending the proposal for the shutters for the slider doors in the community room

### 6) Tidewater Landscaping - Jeff 239-770-5970

- a) Landscaping, lighting & sign light:
  - i) 10/31/24: Drawing to be discussed and finalized for approved palms & greenery.

- b) Parking Lot Pavers-
  - i) 10/31/24: Cannot be completed until the drainage system is complete.

**7) Milestone Study - Beryl**

- a) Study
  - i) 11/4/24: Scheduled for 12/3/24
- b) Engineering

**8) Aqua Illusions - Pool**

- a) Fence (Permit # 241767)
  - i) 10/31/24: Fence is ready, will be scheduled for install once pool equipment is repaired and seawall work is complete.
- b) Pump water out:
  - i) 11/4/24: Kristin will call Luis from Fastrack to schedule the pool sand removal.
- c) Resurface
- d) Fill

**9) Fire Alarm**

- a) Install all annunciators (horns) in all units - 90% done, only units without drywall still need to be completed.
- b) 11/7/24: They will be sending in an estimate for the fire extinguishers required to obtain our C/O

**10) Elevator - TKE**

- a) 11/4/24: Two change orders have been sent by TKE to replace hurricane damaged materials and work.

**11) DDG**

- a) Office:
  - i) Floors:
    - (1) 11/7/24: Floors will be repaired
  - ii) Fans to be installed-
  - iii) Bathroom fixtures to be installed -

b) 101-107

i) Showers

(1) 11/7/24: Threshold and bench slabs Have started to be installed in units as countertops are being brought in.

(2) Doors installed in 2 units.

c) Kitchens

i) 11/7/24: Robert from HomeDeko came to make repairs. Cabinets should be complete by tomorrow.

ii) Unit 104 & 105 counters have been installed. 101 & 102 are to be installed this coming week.

iii) 2 inch trim is being ordered for units that have the kitchen trays

d) **Deadline list for all items to be complete by 10/8/24:**

i) All deadlines have been missed.

ii) Kristin is working with DDG on a new completion goal.

e) **DDG Punch List Items:**

i) **Overall:**

(1) **KDS -**

(a) Most trim out has been completed with the exception of fans and troubleshooting in 2 unit

(2) **Walls/ Texture/ Painting:** Final paint will not be scheduled until the drywall work, floating of walls and the texture is completed. The walls and kitchen ceilings have been beat up with the trim and cabinets, including the globs and screw pops that were mentioned prior to the first round of painting. Rio's & DDG all requested to do it afterwards.

(3) **Office:**

(a) No wiring was run for the thermostat - Severyn is doing this.

(b) HVAC closet door and trim to be spackled and painted. - 9/12: Will be done Monday 9/16

(i) 11/7/24: Rios to complete this work in the next week.

(c) Floors have a couple of damaged planks. Joe wants to piece repair the planks, but this would void the 10 year warranty.

- (i) **9/11:** Joe told me last Thursday after our meeting he was getting this scheduled. He has not yet, so I will be taking this on this afternoon or tomorrow morning.
- (ii) 11/7/24: Repairs being made tomorrow  
11/8/24

**(4) Billing:**

- (a) 11/7/24: Bob & Kristin are working to get the invoicing in order, as we believe that the work to be billed moving forward should be covered by the escrow account.

**12) Floors 2-5: TBD after meeting with Coastal -**

- a) **11/4/24:** The work will now be completed with Kristin managing trusted contractors. Price will be doing the electrical work, Reflow for plumbing, and Luxe Designs designs for framing and drywall:
- b) Luxe Designs will also be able to assist owners with the interior of their units, and their information will be given to the owners in need of interior work.

**c) Unit Items:**

**i) N&D Restoration Services - Dustin Barron**

**(1) Office: 239.672.3897 Cell: 239.328.0949**

- (2) 11/4/24: Owners have received their reports. A few owners have had second opinions from other companies showing the requirement for HEPA level cleaning and disposal of certain items.

**13) Lumen Fiber Lines:**

- a) 11/4/24: Lumen will start running the lines in 2 weeks

**14) Tiki Hut - Permit Needs to be Closed**

- a) 11/7/24: estimate is being sent to repair the tiki hut and close the permit.

**15) Grilling Area -**

- a) We are asking for a drainage basin for this area to allow for a paver grilling area instead of raising this area.

**16) Garbage Fence**

**17) Building Outside**

- a) Repair
- b) Paint

**Obtaining Certificate of Occupancy**

This link is the checklist provided by the Fort Myers Beach Life Safety Department:

[https://drive.google.com/file/d/1Xb2zH\\_LQvV-hduXVlhvGjUUEILZd7Ye3/view?usp=sharing](https://drive.google.com/file/d/1Xb2zH_LQvV-hduXVlhvGjUUEILZd7Ye3/view?usp=sharing)