

POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD MEETING Wed Dec 04th, 10am est.

HELD VIA ZOOM

The Pointe South board meeting was called to order by President, John Lange at 10:04am est. Roll call was held, and a quorum was ascertained. Larry Den Herder was absent. The meeting agenda was posted on the Pointe South portal. A motion was made by John Lange to dispense with reading of minutes from the last meeting; seconded by Anne Russell, all agreed.

Old Business:

Reconstruction Update

FSG - sea wall waiting on some materials and concrete is poured and waiting for it cured. Should be completed by next week

- south stair way is about the same and waiting for materials
- repairing the rebar on elevator is on going and working well
- next week TKE will lower platform so FWG can open concrete wall of elevator
- windows projected for mid December

Severyn - has started hooking up the condensers and working each riser at a time and fire up the condensers on that line

- all ducts work have been cleaned and air ducts replaced on those units that require them
- once drywall done for air condenser closets, they will clean and check the operation of the air handlers in the 9 major damaged units.

Drainage – submitted to FMB and awaiting reply.

- if we have need of additional parking, we can reach out to the owner of the property across the street for use

Aqua Allusions – go ahead was given to clean out the pool and is scheduled for next week. They fence is ready, the heater is ready to be replaced.

- we will discuss the replacement on pavers going to the beach walkway and get a quote

Tidewater – has a deliver of pavers that will require a spot to place them for storage

Milestone Survey - was completed Dec3rd. Went smoothly. Walked through the building and made notes.

- he said it is apparent that PS is doing our due diligence with making necessary repairs to the building

Tiki – they will be back in December or early January to finish the repairs to the roof.

Lume Fiber lines – should be completed. Kristin will follow up

Rebuild Update 1st Floor Units

- countertop company is on site to template the countertops as they were giving wrong information on the style of countertop
- John Lanage made a motion to pay the countertop company \$24,061.00 to proceed with the manufacturing of the countertops outstanding. Bob Weber seconded the motion. All agreed
- they hope to have them ready to install by Dec 15th.
- Kristin reached to Rios to see if he would be willing to finish up the punch list for 1st floor units.
- Kristin needs to confirm electrical fixtures for accuracy.

2nd to 5th Floor Units Progress

- unit 201 was notified that since they contracted DDG on their own, they will be responsible for any permit compliance and consequences there may be. If Pointe South is fined, the owners of 201 will be billed for any charges
- John will let Lowes that elevator is not operational at this time
- Luxe is working on a contract as usually they just use their invoices as cost of work.
- Luxe will start on cleaning the major damaged units to get them ready for an air quality test.
- they will be sending quote for a company to do the air quality test.
- they will start small framing repairs and drywall in air handler closets.
- Barb is scheduled to come and make repairs on those minor damaged units that need finishing.

Ironclaim Update

- they have submitted cost for Milton hurricane at \$522,000.00 to the floor insurance company.
- Flood disagrees on some of the costs and is in negotiations
- no other information from Frontline wind insurance.

General Comments from Board

- no further comments

Motion to adjourn meeting

- John Lanage made motion to adjourn at 1pm, Pam Kroese second and all agreed.