**POINTE SOUTH CONDOMINIUM**

5000 ESTERO BOULEVARD

FORT MYERS BEACH, FLORIDA 33931

Phone (239) 463-4009

POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.

MINUTES OF BOARD MEETING Thurs Nov 21th,10am est.

**HELD VIA ZOOM**

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The Pointe South board meeting was called to order by President, John Lange at

10am est. Roll call was held, and a quorum was ascertained. The meeting agenda was posted on the Pointe South portal. Motion was made by Bob Weber to dispense with reading of minutes from the last meeting; seconded by Pam Kroese, all agreed.

**Old Business:**

**Reconstruction Update**  
 Price - approval to repair/replace disconnects for the condensers as needed was given. Once   
 completed, Severyn will install the new condensers.  
 - the board is working on getting electrical drawings together for units that require electrical   
 repairs for permitting purposes

- as per the Fire Marshall each unit is required to have 3 smoke detectors: one in each   
 bedroom and in common area between the bedrooms. If electrical work is required in a   
 unit, then those smoke detectors will need to be hard wired in and all others can be battery   
 operated, however must be in compliance with the code.

FSG - sea wall is under way and should be completed by the end of the month.  
 - work has begun on the stair way on the south side and should be completed in a few weeks

- permits for the breakaway walls and restoration repairs has been approved.  
 - to begin the concrete repair in the elevator entrance, TKE needs to attend to lower the cab.   
 Kristen has reached out to them and waiting for a date  
 - FSG has been asked to give a proposal was made to have a slab concrete from walkway from   
 beach to under building to avoid continual lifting of pavers from storms  
 - waiting on an estimate to build a 2’ high slab to position the booster pump to lift off floor

Severyn – is working on replacing the duct work in 501 and will be continue with 401 and 301.  
  
Reflow – still needs to return to repair some condensation lines.   
 - still waiting on an estimate for new motors on the booster pump

Tidewater – is working on the final drawings for landscaping and irrigation  
  
Aqua Allusions – waiting for some removal and trees to assess further damage from Hurricane Milton  
  
- Luma Fiber has run all the fiber lines from the sidewalk to the building. Now working on running   
 from north end electrical pole at front to south electrical pole on street side. They need to schedule   
 to repair the channels under the building to a bigger size.

RJ Evans – still waiting for the permit approval for drainage system  
 - he also requires measurements of the trash area. John was able to obtain that   
 information and was forwarded to RJ Evans, who then sent to permitting department

**Rebuild of Units 1st floor to 5th floor Update**

- KDS has completed all the electrical panels and is calling for an inspection- John met with KDS to discuss completion of the electrical of the 1st floor units and he is   
 willing to work directly with us on those repairs  
 - the lawyer advised that KDS should be contracted under the GC permit for the 1st floors

- the board has contracted Luxe Designs to complete the work that DDG has not completed in the   
 1st floor units. They will go to permitting department to take over DDG permit

-We have also asked for proposals for association work on floors 2 thru to 5  
 - Bob made a motion to approve KDS Electric to be a subcontractor to Luxe Designs Contract for   
 electrical work on the 1st floor units. John seconded the motion, and all agreed  
 - Luxe has given a rough schedule on how to proceed with the rebuilds/repairs. One note is that   
 the units that require drywall on floors 2 – 5 will need to have units cleaned up and mold   
 remediation before work can begin. They can do this and will provide a quote.

- no work can begin until this is done, and AC is working.  
 - Luxe requires an air quality test before they will begin work  
   
**Ironclaim Update** - insurance company is requesting all invoices from May to present date. Also needs estimates for   
 damages due to Milton  
 - Frontline and Ironclaim will be onsite next week to inspect our building.

**General Comments from Board** - no further discussion from board  
  
**Motion to adjourn meeting**- John made motion to adjourn at 11:15am, Bob second and all agreed.