**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 27th,10am est.

**HELD VIA ZOOM**

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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. 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.

**Old Business:**

**Reconstruction Update**
 Price Electric – have completed all the disconnect for condensers.
 - still waiting for a breakdown of proposals for the meter modules

 FSG – sea wall is now 85% completed.
 - the stairway on the south end is formed and waiting for the concrete pour.
 - elevator header repair has started however it seems more damage to the rebar in the header.
 They have begun to make those repairs.
 - repairs are being done to the rebar in the north stairwell. They also found a little piece of
 rebar damage in ceiling in front of stairs that they will repair
 - FSG found the stairs from ground floor to landing were in poor condition and recommended
 to replace them as opposed to repairing them. FSG will investigate a quote to complete this
 and look into permitting necessary
 - still waiting on proposal for the 2’ high concrete base for the booster pump

 Severyn – have completed 4 out 5 damaged ducts in the units on 2 to 5th floor.

 Reflow – still waiting for proposal for motor replacement of booster pump motor.
 - working with a couple of owners on 2 – 5th floor for plumbing work that requires permitting

 - they will return to complete plumbing work on the ground level once all the breakaway
 - walls have been built

 Tidewater – no further proposals regarding landscaping has been received

 Aqua Allusions – we have not received a proposal from other company to clean out pool, so Board
 decided to contract Aqua Allusions to empty pool of all debris and sand

 - Fire alarm company attended site to give an estimate for the fire extinguishers and cabinets.

 - Milestone study is schedules for December 3rd.

**Rebuild Update 1st Floor Units**

 - cabinet repairs are in progress and almost complete

 - Home Deco will return once counter tops are installed to align any cabinet doors if necessary and
 also install the hardware

 - Counter company has advised that they are willing to complete the counter tops directly with PS if
 we are willing to go with them
 - Luxe will renew the permit for the 1st floor rebuild and KDS Electric will subcontract for the
 electrical trim out under that permit. Once a plumbing company has been addressed, they will
 also subcontract under that permit

**2nd to 5th Floor Units Progress** - working on electrical drawings for the units that require electrical repairs to give to Price for
 permitting.
 - the permit for electrical panels need to closed off before Price can pull a permit

- mold remediation will need to be completed before any repairs can be made in the major damaged
 units.
- also all other units will need an air quality test before units can be rented.

**Ironclaim Update** - Engineers from Frontline were on site this week looking at our claim for window replacement on
 the north and south side of building
 - we are awaiting their report

**General Comments from Board** - requirements in order to obtain an occupancy permit are
 1) battery powered emergency lighting illumination at exits
 2) posted floor diagram of primary and secondary escape exits
 3) hard wired or battery smoke detectors in each units and common areas. Needs to have a visual
 detection for hearing impaired occupant.
 4) also need a test log for battery operated smoke detectors
 5) fire extinguishers in common areas

**Motion to adjourn meeting**- Bob a made motion to adjourn at 11:45am, John second and all agreed.