EMERGENCY BOARD OF DIRECTORS MEETINGS POST HURRICANE IAN

OCTOBER 1, 2022 (5 p.m.)

* Sea wall – 30 feet at the north end of the building is gone.
* Need to get life safety / structural engineer to see if the building can be saved. Orion contractors have been contacted. We used them in the 2006 for the building. They are willing to bring 10 guys from other coast – Pointe South would have to pay daily fee to each person as well as motel fees. They could be at Pointe South in about one week.

Belfor Company was another option discussed. They would work with the insurance company and manage project start to finish. They can help with the roof closure. If the building would require demolition, they would also do this.

* Office – Everything from the office was stored in Unit 100. Everything is most probably all gone. Phones will be forwarded to Homer and Karin’s home. Homer will purchase a new computer – everything in office computer was backed up on Tuesday 9/27 and can be downloaded to new computer.
* Homer will go to the bank on Monday – need to order replacement checks. The flood insurance is due on October 9th.
* 1st floor condos – all lanais have fallen off; some sliding doors are missing. The association flood insurance is responsible for covering everything in those units except personal property (that which can be picked up and taken out).
* Attorney –

Current rental contracts – will consult attorney regarding legal obligation of refunding monies.

What types of funds are available to us?

Can we use statutory reserve monies for staff?

* Owner updates,- we should send something out to owners tonight. We will be postponing our Annual Meeting until later in the year (this will need to be done by the end of calendar year). Pam will send out along with a few pictures of the building. We may schedule a Q & A session via Zoom with owners once we have a better picture of what we are dealing with.
* John will be in Ft. myers on Tuesday; Bob coming next week.
* The Board has separated and assigned duties.   Communication Pam, Finance Bob, Legal John, building repair Larry, Insurance John and Renters to Carol.

October 5, 2022 (5 p.m.)

* Attorney

After consultation with our attorney, we will have to refund all unused rental deposits to renters.

Maintenance payments will have to continue being paid. For those owners who had already paid the current quarter’s fees they will need to re-write those checks as they were unable to be deposited until 10/1/22 and were in the safe. It is expected they are damaged due to water.

Attorney will handle all contract reviews and we will not sign anything until he has reviewed it. He is willing to set up a zoom meeting with the Board if we desire.

Attorney recommends Structural engineer - Cairns.

Comcast - advised we should not pay current bill.

* Available bank funds

Currently we have $345,000 available ($150,000 from our line of credit; $82,000 in pooled reserve; $60,000 in statutory reserve; $52,000 in maintenance account).

* Again reiterated no one allowed on property until it is deemed to be safe.
* Washers and dryers were not owned by Pointe South.
* Message will be placed on office phone informing callers that refunds will be processed in a timely fashion and that all communications should be through email at info@pointesouthcondo.com.
* Will target owner Q&A session for next week. Bob suggests we go unit by unit rather than open to everyone.
* Entire waste water system on the beach is down at this time.

October 11, 2022 (6 p.m.)

* Homer met with the engineer today. He was able to go in and out of all units other than the first floor. He was able to get 3 pictures of every unit. 501 and 507 were the worst on 5th floor. Other 5th floor units looked good. On the 4th floor – 406 had storm shutter damage; 3rd and 2nd floors had no damages. First floor units unable to be accessed. Hopefully a lot will be done in the next several days to get answers.
* Sea wall is our biggest problem and highest priority at this time. The dirt is being washed away from the pilings (another 5-6 feet in the last week). We need to get blueprints of building for engineers – Homer will try to retrieve from unit 100 tomorrow. Homer has contacted e companies – only one (Williamson) has called back. They will be out Wednesday or Thursday to give some temporary repair recommendations. Will attempt to contact Stokes and Honc.
* Engineer needs our insurance documentation to verify coverage amounts. (Wind insurance $6,224,000; flood insurance $5,000,000 with a 3% deductible)
* Flood adjuster – needs something put in writing regarding building not safe for entry. Larry will write this and forward to Homer.
* Owners – pictures of individual units will be made available to owners. Owners will be informed they should call their adjusters and let them know they cannot be on property yet due to safety issues. When this changes owners will let their adjusters know they can enter. All questions from owners should be submitted to Board via email and will then be compiled, answered and sent to all owners.
* **PRIORITIES**
1. **Sea wall**
2. **Shrink wrap roof and cover first floor lanais**
3. **Remediation and clean up of property.**

October 19, 2022 (5 – 6 pm)

* This morning the wind adjuster went onto the roof and went through second through fifth floor units. Stated managers building is. Complete rebuild. Approved $500K upfront money has been approved.
* Today the voids on the 1st floor where lanais were has been cemented. The vertical walls are okay. Gaps where the precaps were have been packed to take the stress off the second-floor lanais.
* Pilings are OK – need a lot of backfill.
* Building is intact
* The entry lock on 207 has been fixed – it wasn’t broken due to the storm, possible break in attempt?
* ServPro will be there this afternoon. Pictures of the seawall will be sent to Chad at the town of FMB. We have two estimates coming for repair of seawall.
* The beach sand will have to be sifted and cleaned before it can be put back on the beach.
* Parking lot keeps caving in. Cones will be put up at the entrance so no one drives on the lot and it continues to cave in.
* Electric line is down on the drive at the south entrance.
* Corrugated metal and back filling will be done to fill the seawall void.
* ServPro will perform a unit moisture mapping of all units hopefully tomorrow afternoon. They will get fans going for air movement. Eventually we will get electric to any unit that is capable of accepting it.
* Fencing will be installed around the perimeter of the building and we will have security 24/7.
* At this point ServPro is not asking for any upfront money.
* There will be a separate meeting with the Army Corp of engineers regarding the seawall.
* Crowder roofing will be tarping the roof either Thursday or Friday of this week (10/19 or 10/20).
* Parking lot – After lot has been cleaned and ServPro agrees owners will be allowed in.
* Homer would like to schedule a zoom call between the contractors and the board.

(October 19, 2022 Continued)

Bob Weber

* Bob talked to Truist Bank regarding loan. He was told 1-3 million should not be an issue. It will take approximately 30 days from application to receive monies. Tomorrow Bob will call First Citizens Bank. We can either get a 3-year line of credit or a term loan of 1-10 years.
* Lawyer informed Board we do not need to get vote from owners in order to borrow money board has the authority.
* Homer will be scheduling a time for all insurance adjusters to inspect units.

October 28, 2022 (8:30 to 9:30 am)

* Parking lot - remains difficult to enter at the north end. South entrance continues to have fiber optic cable draped onto lot. Smugglers Cove is not allowing us to use their lot. Homer continues to try to get this cable removed from the south entrance.
* Seawall – the dam for seawall was made yesterday. They will resume work today. Pointe South is working in conjunction with Key West and Kailua on this project. The flow from seawall breach has now been stopped.
* Electric – Every unit has 50-amp service except the first floor, 301, 401 and 501. Dehumidifiers and air scrubbers will be placed in units with mold. After mitigation dehumidifiers will be placed in every unit and will be removed as air quality dictates. Mini split AC system can be placed to run on temporary power supply.
* FPL will not hook up power to Pointe South since the transformer was filled with water and needs to be replaced. Timeline for this is 6-8 months.

Larry has a connection for outsourcing of electrical materials should shortages become a problem.

* Flood policy – coverage will be for the garage areas and first floor up to the bottom of second floor. Electrical damages for garage and first floor will be covered.
* Wind policy – coverage for the second through fifth floors. Electric damages will be covered for the 2nd to 5th floors.
* Roof – the roof has been dried in completely on both the office area and main building. There is roof, rafter and joist damages necessitating replacement of plywood and joists. Gutters will need to be replaced as well. It was stated they could see nothing which could be saved. The roof will have to be completed before any unit work begins. Crowder roofing is preparing a bid for the roof rebuild.
* Engineer – the engineer we used two years ago on Pointe South paint project is working with structural engineer. They have to send a report to the state outlining whether the building is safe to rebuild or not.

Homer and Larry will have a meeting with the general contractor to make sure things align with our insurance quotes.

Homer would like to drop the daytime security guard. We have contractor supervisors there every day at present.

We need a meeting with ServPro regarding units without mold. How do owners get things out and where will they take them to? Homer will talk with ServPro regarding first floor owners coming into their units.

We need to also have communication with owners regarding dangers of going onto beach.

November 2, 2022. (4-5 pm)

* Annual meeting will be December 10th at 10 am (EST) via Zoom. Our rules regarding sending out notices is relaxed due to the disaster. We will need to send out both the first and second notices again as well as proxies and budget. We will try to get first notice out ASAP and then second notice 15 days later.
* The board will need to have a separate meeting which has to be noticed to all owners regarding the reconstruction loan. This will be an open meeting should any owner want to join.
* Bob Weber will call Rob Kroese about some possible alternate loan means.
* Open claims – we have opened claims now regarding mold, machinery/equipment break down. At this point we are still uncertain as to what wind and flood insurance will pay. Our attorney charges us by the hour and he can help in this regard. Structural engineer was there 11/1/22. He will send in his report and then we should know what they will pay. Our wind policy has a deductible of $2,000; contents is another $2,000 deductible.
* Office – the office will in all likelihood need to be moved to the first floor. John will check to see if owners’ consent is needed for this.
* Electric – FPL set the new transformer yesterday. All spider electric boxes have been done to the first floor.
* Plumbing and elevator personnel will be coming out to assess damages.
* Army Corp of Engineers rates the damages to Pointe South to be in the top 10% of damages on the island.
* Seawall – Army Corp of Engineers estimates 2 years for seawall fix.
* Beach – we can separate the debris off our beach sand now. The sand then needs to be cleaned off site and then brought back.
* AC units – All line sets will have to be changed out. Homer has talked to Severyn Cooling and they can order and hold 35 down stairs units all of which are covered by flood insurance. Larry Denherder would like approval from the general contractor prior to this being done. It is anticipated these will be in short supply the more time goes by.
* Budget – Our budget will show a huge deficit with approximately -150,000 commission loss. Will look info reopening process – can we have a phased opening?? At present we are not paying Comcast, trash or the lock service. Bob and Homer will work on a budget next Thursday.
* Communication – communicate to owners the board is interested in forming committees for finances, building and grounds and communications. Pam will continue using Facebook to communicate updates with renters.

November 30, 2022 (3pm – 4:30 pm)

* Karin has added a banner to Pointe South website with our current building/rental status.
* Wind adjuster will be out next Thursday at 9 am. Currently our claim is around 1.4 million.
* Fence will be going up around the property, plywood and locks will cover all stairway openings.
* First Citizens bank needs to review our application before we can get financing info.
* Idea was proposed regarding a developer being brought in who might be interested in buying out units and converting them to larger units. This would require 2/3s of the owners to approve such a measure.
* Owner of 107 wants to sign her voting rights over to her son. Since he is not a deeded owner, she will need to send in a voting proxy with his name prior to the annual meeting or any time an owner vote is called.
* The building is to the point where owners may come in to look at their unit. A release of liability form must be signed prior to their visit (this will be emailed to all owners). Site visits must be scheduled through Homer and will be limited to individual’s unit only.
* Weston Ins should be mailing our refund check (about $22,000) due to the company bankruptcy.
* The link for the zoom question and answer meeting scheduled for 12/3/22 will be sent out today.
* Currently Larry and Homer are working on a plan for temporary power.
* Working on quotes for pool equipment and plumbing as well as the seawall.
* Quote for water and sewer should be here Friday.
* Due to the possibility of code changes, alternative locations for AC condenser units as well as electric meters are being considered.
* Owners’ closets – do we have to rebuild??
* Homer will be emailing owners pictures of their unit before demolition, after demolition as well as a 3D video of their unit.
* Question whether all owners could have access to Florida Structural Group’s website.