

**POINTE SOUTH of FORT MYERS BEACH CONDOMINIUM
ASSOCIATION, INC.**

**January 7, 2023–10:00 am EST
5000 Estero Blvd.
Fort Myers Beach, Florida 33931**

The meeting was called to order by President, John Lange at 10:00 a.m. EST. Meeting was held via zoom platform. Roll call was held and a quorum was ascertained. All board members were present in addition to Homer Odum, Manager. Meeting agenda was not posted as Pointe South is not accessible. Motion was made by John Lange to dispense with reading of minutes from last meeting; seconded by Larry DenHerder.

NEW BUSINESS:

- 1. VOTE ON TERMINATING OR CONTINUING CONDOMINIUM ASSOCIATION:** Prior to voting John explained this meeting and a vote was necessary per our docs and bylaws, specifically declaration 17.3 *Damage to Units and Common Elements "Very Substantial"*. (c) A meeting for a vote on terminating or continuing the association was required. After explanation that a "yes" vote would mean termination of the association and a "no" vote would allow the association to continue and proceed with necessary repairs. It was the recommendation of the Board of Directors that owners vote "NO". Carol Vonhoff, secretary, proceeded with roll call of owners. Five proxy votes had been submitted and 28 owners voted – decision was unanimous to continue association.
- 2. PROJECT UPDATE:** At present, permitting is our biggest challenge. The town permitting department is backlogged at present. Florida Structural Group (FSG) will be pulling the master permit and sub-trades pull their own. We have just received our permit for FPL to install temporary power to each unit. Some of the trades will be reporting to FSP while others will report to Pointe South. Currently there is ongoing demolition work of the pool, The seawall repair will be a long process and may not happen until after reopening. The lanais on the first floor still need structural design. We will be proceeding with permanent roof repair to be done by Crowther Roofing. M It will consist of a standing seam metal roof the same color of current roof. The electric meter modules need to be replaced and we will be ordering those. First floor units will need total rewiring and we will double checking that the flood insurance will cover these expenses. Elevator repair quote (\$300,000.00) is being reviewed. Further investigation will be done with our insurance company to confirm the elevator will be covered in the future. Plumbing issues are mostly minor and have partially been started. The exterior site work and garage concrete restoration will be done toward the end of the rebuild process. Replacement doors and windows are to be ordered. The tiki hut and grilling areas will be addressed once the major items have been started. A schedule for replacement of sheet rock will be determined in the near future. When asked by the President of FSG what our expectation for reopening was he responded that a 1/1/24 date was very realistic.
- 3. OWNER QUESTIONS:** Owners questions regarding roof replacement, unit rebuild, AC locations and supply chain issues were answered by Larry DenHerder. It was reiterated that we are in competition with other buildings also in need of repairs but it was anticipated we could have a permanent roof in 3-4 months. It is hoped that by mid to late summer we will have the big projects behind us. The air conditioning units have already been purchased in order to get ahead of the supply chain issues.

Continued

Question was raised regarding increase in maintenance fees. Bob Weber responded that current amount is still \$1750.00 (including both reserves) This amount will probably need to be increased at some point or we would have to increase the commission rate. The estimated project assessment remains at \$60,000.00 with no changes at this time.

There being no further discussion, motion to adjourn was made by John Lange, seconded by Patrina Elliott at 10:50 a.m.

Respectfully submitted

Carol Vonhoff