

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

December 23, 2022 –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. **PROJECT MANAGEMENT:** The bill from Florida Structural needs to be paid. Larry has tried to email FSG with some questions over the last two weeks and has not been able to get in touch with them. FSG has double charged Pointe South for security – our approved payment will deduct the duplicated billing. FSG bill reflects “portal charges of over \$10,000. This is something that had not been previously discussed and neither Homer or the Board saw any value in it. Homer will talk with them about discontinuing this and crediting those charges. Bob, Homer and Larry will do a detailed review of the invoice to make sure we are comfortable with the charges. Bob will break down the charges and categorize payment source either flood insurance, wind insurance or Pointe South. Board approved payment to FSG for \$127,707.24. In the future Homer will sign off on FSG weekly timesheets every Friday. All emails from FSG from now on need to also be sent to Larry. Homer will schedule a meeting with FSG, John, Bob and Larry for the near future.

Homer also needs to get approval for payment of the generator bill, currently at \$127,000 plus our monthly rental costs.

The electric, concrete and elevator costs have not been included in our flood claim as of yet. They will be submitted as a separate claim. Project budget will continue to be updated as repair estimates are still arriving. Scope of repair needed for the elevator has significantly increased from our original budget due to shaft and casing having to be removed.

2. **SPECIAL MEETING** – A 14-day notice will be sent to all owners regarding special meeting requirement per our docs and bylaws to vote on whether and to continue or dissolve association. John will draft email and Carol will send out with limited proxy.

There being no further discussion by Board members motion to adjourn was made by John Lange, seconded by Larry DenHerder at 11:25 a.m.

Respectfully submitted

Carol Vonhoff