

**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 EMERGENCY BOARD MEETING Friday April 7th, 2023; 9:45am  
**HELD VIA ZOOM**

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All members in attendance.

1) Permitting

- Based on property tax figures, it is felt that the market value of the building is approximately 18,000,000. So, the 50% threshold is around 9million. Repairs necessary will be well below this number. John reached out to our lawyer to see if we should send a letter to the Town of Fort Myers Beach outlining our numbers and waiting for a reply.
- Given our numbers, a suggestion was made to proceed with DDG as our contractor for the rebuilds once lawyer has reviewed the contract.

2) Fire Alarm Installation

- The installation of the alarm system in each unit as required by the Town of Fort Myers Beach is proceeding and should be done by April 10<sup>th</sup>. (a horn is required in each of the bedrooms)
- The comcast cable may be run through existing channels as the fire alarm wiring and is ongoing.

3) Invoicing FSG

- Bob has looked through FSG invoice and addressed the invoice with FSG and adjustments have been made and recommends it be paid.
- Bob made a motion to pay the invoice and John seconded it. All were in favor.
- Bob sent the TKE contract to the flood insurance company and is waiting to see how much of the invoice they will cover

4) Invoicing ServPro

- Front Line Insurance has a third party reviewing ServPro's invoice for comparison with another company and we are awaiting results. Insurance company feels ServPro charges are somewhat excessive.
- Flood guy seems to be okay with their portion however wind is still to be determined on their portion.

5) Insurance

- John reached out to a public adjuster to see if they could be of further assistance regarding wind insurance coverage.
- Bob recommended doing an overhaul of insurance package to verify our coverage. Bob will follow up

6) Office

- Look into establishing an office at PS, maybe use a unit on 2<sup>nd</sup> floor so have a presence at PS every day.
  - Suggestion to have Karin on site at PS from 11am – 4pm Mon- Fri
  - Willie is on site each day from 8am – 1pm.
- 7) DDG/Owners
- Willie will report to the board (John) any issues that may arise.
  - DDG will have contact information for each owner and will communicate with each owner.
  - They will have the insurance information for each unit.
  - Any alternate renovations beyond the original rebuild will be the owner's responsibility.
  - Board should be advised of any major alteration, ie plumbing
- 8) SBA Loan
- Bob wants to apply for the SBA loan
- 9) Q&A Owners Zoom meeting
- Meeting scheduled for April 15, 2023 10am

Board adjourned 11:45am

Submitted by: Anne Russell