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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF EMERGENCY BOARD MEETING TUESDAY MARCH 17, 2023
HELD VIA ZOOM

A emergency board meeting was called to meet with a Fort Myers Beach official Chadd Chustz regarding Pointe South beach restoration. All members in attendance

Agenda

- 1) Time and Date for a proposed Q & A zoom meeting with owners.
 - The board agreed to have two meetings to allow as many owners as possible to join in with their questions. Dates agreed on are Sunday Mar 19th 9am and Tues Mar 21st 10am.
 - The next owner Q & A zoom meeting will be Sat Apr 15th 10am
 - Pam will email owners the for the upcoming zoom meeting and include updates on the power, sewer, beach renourishment, lanai floors. Advise owners to send any questions before the meeting so board can have answers to save time
 - Pam asked in the Friday update that we start providing information on the rebuild units. Owners are inquiring about what is the status of this. Seems to be still some confusion about how it is going to work.
 - Larry – suggested in zoom meeting we clarify what the insurance is covering for the units.
 - Bob stated that what is also contributing to the confusion is the realty market is advertising on sales of condos that the prospective buyer can change everything and have it all paid for buy insurance. Causing some confusion.
 - Pam – one of the owners had quoted what one of the realtor had written up
 - Bob – advised owners to believe all written and advise that yes will be able to choose flooring, cupboards etc but still working out the details as to how this is going to work.
 - Seems that floors 2 – 5 other units seem to now have some damage and will need repairs
 - Anne suggested that clarification is needed as to what PS insurance is responsible for and what each individual owners insurance has to cover. Especially on the upper units that had some damage but not major

- John is going to contact Surpro to get a moisture mapping of damage in the units
- Bob – our insurance company has a third company reviewing the work of ServPro to get a comparison cost as the there charge is seems to be high
- Larry suggested that the breaker panels be replaced to bring them up to date

2) Status of Rebuild

- Transformer has been energized and ready to go. Just waiting for FPL to return
- Sewer is still needed to be repaired. John will follow up with plumber. Waiting for excavator. Pipe is on site. Location of breakage has not been determined. Plumber is to fix that, flush the drains, run a scope through the drains to determine if any other damage to piping.
- Lani – Larry met with FSG for an update and found that engineer has not started the drawings for lanai's. They will be working on the concrete, piling under 100 building, the stair rebuild, flat concrete work, garages concrete. Engineer said would be still 2 weeks before he even started the work on drawings.
- Larry – PS signed the contract and assumed FSG was driving it. Larry will continue to follow up with FSG

3) Decision to move forward with DDG Homes

- DDG is willing to take on more responsibility to work with the insurance company where as Major wants to deal directly with the Board or owners directly
- We will still need a complete number from DDG to confirm final contract
- DDG said if we decide to sign a contract, he will get each of the trades in, ie electrical, plumbing to get exact cost of repairs.
- Larry suggested having a letter of intent signed to avoid subs charging more than the contract. John said DDG will not do that. They will just pass on the contract then.
- John – will get references to confirm and will forward contract to lawyer to verify if any changes will be required
- Larry wants to confirm prices on subs pricing to be sure that sub pricing is not going to come in higher than DDG has listed

4) Long Term Renters

- John mentioned that a long term renter stop at PS while he was there inquiring about when we would be renting. Carol drafted up a letter to send to the long term renters. Pam hesitant to send out letter may give them a false hope and what happens if we cannot

keep our dates. John say we recommend any long term renters
take out insurance.

- Pam and Carol to work together to draft a letter

Board adjourned 9:30am

Submitted by: Anne Russell