

**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 BOARD MEETING Friday March 01<sup>st</sup>, 3pm est, continued Tues March  
5<sup>th</sup> , 1pm est and Wed March 6<sup>th</sup>, 2pm est  
**HELD VIA ZOOM**

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The Pointe South board meeting was called to order by President, John Lange at 3:06pm est. Roll call was held, and a quorum was ascertained. All board members were present in addition to Kristin Huffman, Pointe South CAM

The meeting agenda was posted on the Pointe South portal. Motion was made by Bob Weber to dispense with reading of minutes from last meeting; seconded by John Lange . All were in agreement.

**Old Business:**

**1. Reconstruction Status**

- FSG has applied for permit for the seawall rebuild and almost ready for approval by the city
- once seawall permit received, seawall should be completed with in a few months
- air conditioner pads have been poured
- air condensers have started to put in in place
- lanai's have been poured and FSG working on the weather proofing on the concrete
- installation of windows and doors have begin in some units
- concrete walls should be started next week, some electrical work needs to be done first and also some plumbing for the laundry area
- area around the pool has begun to be even out and extra fill brought in
- all electrical equipment is on site and will be installed as soon as walls built on lower level

**2. Ironclaim Status**

- submission has been made on other areas that should be covered by wind and flood insurance

**3. DDG**

- re-construction on 1<sup>st</sup> floor is a little off schedule and a meeting has been arranged with DDG to get things back on track

**4. Office Space**

- all plumbing and electrical rough in is completed and awaiting inspection next week then drywall can begin

**5. Internet**

- still working to try to connect with Comcast to set up the internet.
- we are searching out other avenues for internet.

**6. Parking Lot Drainage and Paving**

- quotes were obtained for a drainage system to install drainage that will eliminate some of the

flooding that has happened in the past.

- we are looking into other quotes and engineered drawings needed to permit the drainage system
- pool grading has been completed and almost ready for pavers.

#### **7. Landscaping**

- a motion was made Bob Weber to go ahead with the proposed quote submitted by Tidewater Landscape to complete the necessary landscaping for Pointe South

#### **8. Occupancy Cert and Opening for Rentals**

- to have occupancy certificate Pointe South has to have permanent power, all work has to be completed on all railings and also have a working fire system. All this work is being scheduled.

### **New Business**

#### **1. Contractors 2<sup>nd</sup> – 5<sup>th</sup> floor**

- the Board is contemplating an alternate reconstruction strategy for the upper floors utilizing other contractors. More to follow

#### **2. Target Dates for Owner Access**

- we are targeting for mid June 2024 for owners to access to units

#### **3. Rents for 2024/2025 Year**

- proposal was made to have a 2-tier rental system; high season and lower season
- some investigating will be done to see what other condo's rates will be before a final rate is established

#### **4. Reopening for 2024/2025 Season**

- suggestions was made to open for rental beginning January 1, 2025.
- targeting early April to open reservation system

#### **5. General Comments from Board**

- no further discussion from the board

#### **6. Motion to Adjourn Meeting**

- meeting adjourned on Wednesday March 06<sup>th</sup>, 3:30pm est.