

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 Thursday Jun 27th, 10:00am est.

HELD VIA ZOOM

The Pointe South board meeting was called to order by President, John Lange at 10:00am est. Roll call was held, and a quorum was ascertained. Pam Krouse was absent. 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 agreed.

Old Business:

1) **Reconstruction Update**

- FSG is ready to make repairs on the seawall however unable to start the work as turtle nest is beside the seawall. Unable to complete any work with in 50' of a turtle nest. We will have to wait until the turtles eggs have hatched.
- truss materials should be delivered today and completed early next week
- still awaiting the engineer to assess what is required for the concrete repairs in elevator shaft
- Price Electric is awaiting final approval on inspection to begin meter work
- Kristen will follow up with Price to get electricity to the pool equipment
- drain repair/flushing required on 04 drain from air handler before drywall completed in unit 104
- motion was made by Bob to contract NTS to do an integrity assessment of a random selection of windows and Larry seconded the motion. All agreed

2) **Discuss Milestone Assessment**

- the board has approved for Beryl Engineering to complete the Milestone assessment
- Beryl will also advise the board of the reserve requirement for Pointe South

3) **1st Floor Update**

- shower walls are in the works, however some selections of tile, grout etc was not complete and work on hold until selections are confirmed
- DDG provided kitchen drawings, however confirmation with notes and owners the drawings are not correct. Kristen is working with owners to correct

4) **Units on 2-5 floors**

- the board has conferred with PS lawyer to determine best way to terminate DDG upon completion of the first floor and office units and do so without the need for litigation if possible.
- suggestion was made to no longer pay the supervision fee charged by DDG
- hire another contractor to complete minor repairs of units on floors 2-5

5) **Ironclaim Update**

- no further update at this time

6) **Revisit rental, cleaning and linen rates for 2024-2025 season**

- some of the board members felt our recommend rate might be a little high, so a recommendation was made to put our to owners their thoughts on the rental rates.
- suggestions for owners to pick nightly rates

	Annual		Rounded	Weekly
	Increase			Rate
A	10.0%	\$ 493.68	\$ 500.00	\$3,500.00
B	12.5%	\$ 516.38	\$ 520.00	\$3,640.00
C	15.0%	\$ 539.58	\$ 540.00	\$3,780.00

- We estimate that our cost for linens and cleaning fees are roughly \$25/night and we propose to charge \$30/night or \$210/week. We propose that this be charged to the renter.

Option	Annual		Rounded	Weekly	Cleaning	Total
	Increase			Rate	/ Linens	
A	10.0%	\$ 493.68	\$ 500.00	\$3,500.00	\$ 210.00	\$3,710.00
B	12.5%	\$ 516.38	\$ 520.00	\$3,640.00	\$ 210.00	\$3,850.00
C	15.0%	\$ 539.58	\$ 540.00	\$3,780.00	\$ 210.00	\$3,990.00

- this will sent out to owners to vote on

7) **General Comments from Board**

- no further comments from the board

8) **Motion to adjourn meeting**

- motion made to adjourn meeting at 11:30am