

POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD MEETING Thursday August 1st, @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. 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 Larry Den Herder, all agreed.

Old Business:

1) Reconstruction Update

Price Electric

Power Restoration Permit (241679) - Passed w/ city of Fort Myers Beach on 7/22/24
i) FPL to reconnect the transformer to the meter banks. PS is on their schedule and expected to be complete within 4-7 days from 7/22/24, However have not heard anything to date.

FSG - they are submitting the restoration drawings from the engineer (Cravelle) for some concrete work that is required concrete work that is required and hope to have a quick turn around from FMB

- truss repairs are completed and reviewed by an engineer this week.
- John will reach out to pest control contractor to treat the trusses before covered up

Severyn – have completed the piping for the condenser and the sub-contractor is powering up the condensers today.

- they will be replacing duct work in required units

Reflow – coordination is required with the plumbing fixtures in the common areas and will forward a proposal for the Board to review

Romano Shutters – has installed the shutters and is coordinating the cleaning all of the unit shutters. Coordination will be required to empty the lania's before they do the cleaning. Kristen will coordinate

Tidewater Landscaping – they will be attending this week to test/repair the well pump.
- the back is leveled out as far as they can without disturbing the turtles

Drainage – RJ Evans has prepared the engineering drawings and sent to FMB. They have responded with the cost of permit and was paid. City still has to review the drawings before approval made. Once approved, FSG will begin the drainage.

Milestone – John is working on completing the documentation required by the City, which includes a maintenance plan for the building.

Aqua Illustions – Pool – we have received the pool for the fencing. Aqua will advise a date for installation of the fencing

Fire Alarm – all annunciator (horns) are installed in units. Just a few minor repairs.

Elevator – still need to install cab however need concrete repairs done first.
- air conditioner in elevator control move still needs to be installed.

Tiki Hut – has built and just waiting on electrical work.

Grilling Area – still need to be completed. Need to confirm drainage first.

Garbage Fence – to be done at later date

Requirements for obtaining Certificate of Occupancy:

1. Complete Fire Alarms
2. Electrical – common area lighting and exit signs
3. Fire Extinguishers

2) DDG & 1st floor Update.

- air handlers are required to be installed
- all the supports for the air handlers and closets have been completed
- showers are moving forward
- trim and board going up
- 3 units still need tile in shower and seats in shower
- kitchens are in the works and getting starting to be scheduled.
- invoices from Deco has been sent to owner directly instead of DDG. Kristen is following up with DDG

3) Units on 2-5 floors

- Barb, John and Kristen met on July 31st are ready to proceed but need to update the contract due to wiring in top floor unit ceiling and what type is required.
- Barb is to get clarification with the permit department.
- Coastal has advised that once contract signed they will proceed with the association repairs; plumbing rough in- 2-3days; insulating walls – 2days;
- they will work directly with individual owners for their build outs.
- Coastal feels they will be 90% completed by Nov 1, 2024. Possible 501, 506, 507 will not be fully completed
- Coastal is giving proposals to arrange with owners on furniture that needs to be removed due to mold issues

4) Ironclaim Update

- there seems to be getting closer to a settlement with the Wind provider.
- Flood sounds like a cheque should be forthcoming.
- a quote to evaluate the furniture and personal properly that requires disposal
- Carol and Kristen are working on the reservation program. They will contact Escapea for further direction on how the program works
- we need to update our rental agreement
- also need to set up our security system cameras

5) General Comments from Board

- discussion to have an Owner update meeting to update on reconstruction and new developments. Owner Update meeting to be held Thursday Aug 08, 2024 6pm est.
- a quote to evaluate the furniture and personal properly that requires disposal
- Carol and Kristen are working on the reservation program. They will contact

Escapera for further direction on how the program works

- we need to update our rental agreement
- also need to set up our security system cameras
- owner is asking when they can have furniture delivered and when we can come stay in our unit
- Kristen asked to send reminder to owners that they need to give advanced notice to come to PS to gain access their unit
- Kristen also to remind owners to send questions to Pam as Kristen's time is occupied with the reconstruction

6) **Motion to adjourn meeting**

- motion made to adjourn meeting 12pm est