

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 Thurs Sept 19, 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 Anne Russell to dispense with reading of minutes from last meeting; seconded by Bob Weber, all agreed.

Old Business:

1) Reconstruction Update

- still waiting for the Restoration permit. Hopefully soon.
- permit has been pulled and in process for the fiber optic lines for internet
- still waiting for approval for the alteration permit for the 1st floor work such as break-away walls, owner closet etc
- construction of the concrete stairs on south end of building to 1st floor should be started next week
- pool fence permit has been approved.
- Price is almost completed the disconnects on the ground level condensers
- all air handlers on the first floor are wired up
- Severyn will start cleaning all unit air ducts this week and inspect any air handlers that have been removed to determine if working
- KDS has to put a label in the electrical panel installed in each of the units labelling each breaker as the inspection has not been completed
- Southern Cross needs to close off their permit for the Tiki Hut repairs
- Reflow has almost completed installation of all water heaters in 1st floor units
- Reflow has started the condensation lines for the air handlers for the units
- Tidewater has been working on the grounds; cleaning debris, leveling sand and filling in areas where needed
- Tidewater will start irrigation of property
- Milestone study – will attend Oct 14th to start Milestone study

2) DDG Progress

- Kristen is making an itemized list of correction required in the 1st floor units that need to be completed by DDG

3) 2nd – 5th Floors

- Reflow has done a walk through of units and has a list of repairs and will send a proposal.
- Price Electric is walking through each of the major damaged units to determine what electrical was there and what items need to be brought to code.
- Price Electric is working with the city to determine best way to pull a permit so this electrical repairs does not affect a partial occupancy permit
- N&D Restoration is on site to start the inspection for mold in units and furniture and will send us the reports.
- Kristen will get some other quotes for window replacement for the north and south end units to compare with FSG's proposals.

4) Ironclaim Update

- no further payments have been received from Wind Insurance for the units.
- we have received some money for the common areas, however nowhere near what we had claimed
- Fema is sending a payment of around \$400,000.00. Have not received yet
- Ironclaim is contacting Wind provider to get clarification as to why no payments

5) General Comments from Board

- a further discussion was had by the Board regarding association responsibilities with respect to any repairs required in common areas and/or inside units. It was agreed that the association is responsible for their specified repairs, ie anything behind walls, that is necessary due to the hurricane.
- Truist Bank has sent a Banking Review Notice requesting specific information regarding Pointe South repairs, budgets and owner listing etc. Bob is putting it all together.
- a rough estimate of the 2025 Budget and if we do not receive our insurance supplements we will have a short fall and it may be necessary to continue the operating deficit invoice to owners.

6) Motion to adjourn meeting

- a motion was made at 2:20pm by John Lange, seconded by Bob Weber. All agreed