

POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC. MINUTES OF OWNER MEETING Wed Sept 18, 6:00pm est.

HELD VIA ZOOM

The Pointe South Owner meeting was called to order by President, John Lange at 6pm est. Roll call was held, and a quorum was ascertained. Attendees were owners from units 501, 506, 507, 401, 407, 301, 302, 204. 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 Pam Kroese, all agreed.

1) Coastal Process and Outcome

- we received a proposal from a contractor, Coastal Association Services, to complete the association repairs on the major units on floors 2 thro to 5.
- However, due to a difference of proposals from back in June and the current proposals, the Board felt it was not to move forward with this contractor. They were unwilling to provide cost breakdowns we needed for insurance purposes and so the Board felt it would not be advantageous to proceed with Coastal

2) New Plan

- the Board has decided to go forward with the repairs as a General Contractor. The Board has many of the trades already in line. Barb, who has been doing patching and painting work at PS for years, has a drywaller/framer that can take care of those repairs. A plumbing company, Reflow has also done repairs at PS over the years and they have agreed to take care of any plumbing required. Also we have an electrical company, Price Electric, who has been working on the common areas since the hurricane and they have agreed to take care of any electrical repairs.
- Once the association work has been completed, then the owners of major damaged units will need to decide if they would like to use these trades to complete the balance of owner responsibility work or hire their own contracting company.
- some owners already have a cabinet supply lined up and those that do not, we can recommend some suppliers that Barb or Kristen have used in the past.

3) Communication

- we ask that all communication/questions be directed to Pam and she we find out the answer and provide it back to you.
- while we work at completing the 1st floor units and common areas, Kristen's time is limited.
- Kristen will be coordinating the trades and contractors for your units and will meet with each of you in the near future to confirm
- we will also arrange to have pictures and maybe even a virtual walk through your unit in the near future if you have not had a chance to see your unit.
- Price is going to do up a drawing of each individual unit electrical outlets and

switches and send to owners. They can review and mark any correction of electrical that was made prior to the hurricane and also add any small changes they may want

- from these drawings, owners can also mark any other changes, such as additional owner closets or additional cupboard

4) Who Pays What?

- HOA is responsible for any repairs behind the wall and drywall repairs and priming.
- Electrical behind the wall. Does not include the receptacles or switches.
- if HVAC system was damaged as result of hurricane or Servpro, HOA responsibility to replace.
- there are still some questions with respect to insurance proceeds received for the association work and we will get clarification and let you know more information about what was included.

5) Air Conditioner Status

- now that we permanent power, we are working to have the air condensers hooked up and working in each unit
- DDG sub-trade has stopped working on the condensers, so we have contracted Price Electric to complete the work and they have started and should be done by early next week.
- Severyn will be going to each unit on the 2nd to 5th floors and cleaning all the ducts that are intact and then the AC will be turned on in the units.
- Severyn will also start on repairs/replacement on units that require new duct work.

6) Mold Remediation Process – not an option

- PS has hired a firm to inspect all the units for mold on belongings in the units and determine which can be cleaned and which has to be removed
- Photos will be supplied to the owners for sign off.
- PS is paying for the initial test of all the units. Cleaning or disposal will be at the owners expense and can be claimed on individual insurance
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7) Rough Project Plan

- we will put a plan together once we have all the quotes from the trades.

8) Permit Status

- it may be possible to get a permit for the entire building instead of each individual unit and will advise of the status once we know.
- permits include plumbing, electrical, framing and insulation for exterior walls.

9) Elevator Status

- we are waiting for a restoration permit for concrete repairs needed above the elevator opening.

Motion to adjourn meeting

- a motion was made at 7:00pm by John Lange, seconded by Bob Weber. All agreed