

**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 Fri Feb 27<sup>th</sup>. 2026 @ 10:00am est. **HELD VIA ZOOM**

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The Pointe South board meeting was called to order by President at 10:05am est. Roll call was held, and a quorum was ascertained. The meeting agenda was posted on the Pointe South portal. A motion was made by John Lange to dispense with reading of meeting minutes from the last meeting; second by Sandy Ovington, all agreed.

**Old Business:**

**1) Certificate of Completion:**

Annual Fire Inspection – electrical repairs will be made on Monday and Willie will be putting on the unit numbers for the 1<sup>st</sup> floor units. Kristin will then advise Bill of the Fire Dept and he will come by to confirm and then permit should be closed.

Storage area/pool bathrooms - final inspection scheduled for Wed Mar 4<sup>th</sup>

**2) Open Permits**

Breakaway Walls/Owner Closets - final inspection scheduled for Wed Mar 4th

Pool – final inspection scheduled for Mon Mar 2<sup>nd</sup>

Electrical - building lighting (parking area/ground) – poles are now in stock and scheduling to be confirmed.

- Chad from FMB environmental has advised that all lights on palm trees out by beach and street side palm trees. Tidewater has been called to complete this work

**3) Additional Completion Items**

BBQ – will set up a BBQ on some patio stones for the time being

Parking Lot lines – waiting on quote

**4) DBR Transition**

- 99% of the door locks have been replaced

- once pool inspection has passed DBR will take pictures for the Web site

- a list of questions has been drawn up for DBR to address and give answers to the board and to the owners.

- owners will have access to rental information on the owner portal set up through up DBR.

- process to have owners unit ready for rent

- contact DBR to advise unit is ready to be rented

- DBR (Sandra) will complete an inspection of the unit and advise owner if any items are missing.

Note – if owner does not feel the requested item is necessary, they should reach out to Tom and he will work it out

- Yamilet will do the necessary cleaning

- pictures will be taken and posted

- unit ready to be rented

**4) Insurance update**

- a pre-disposition has been set up for Mon Mar 2<sup>nd</sup> and then Tues Mar 3<sup>rd</sup> will be the disposition.

**5) Financial update**

- have \$177,000 on hand in cash. A few owners still need to pay assessment and quarterly dues. A reminder notice will be sent to those owners that have not paid. Also, interest will now be charged on these outstanding invoices as past the 90 day limit.

**6) General Comments from Board**

- it has been decided to go ahead with the garbage fencing
- John asked to have Tidewater adjust the planting around the PS front sign so more visible.
- we are investigating the age of the water heaters and determine if they need replacement as per the bylaws
- an owner was inquiring about renting their unit personally and it was advised that that is possible, however note that PS is not responsible for the cleaning, repairs or if any issues with the rental. The renter will need to contact the owner directly
- a review of the pet policy for Pointe South will be necessary

**7) Motion to adjourn meeting**

- John Lange made a motion to adjourn at 11:30am est and seconded by Anne Russell
- next board meeting to be Fri Mar 6<sup>th</sup> @ 9:30am