

Privateer Emergency Board Meeting #4 October 19, 2022

FMB Update

Access to get on and off island has been without issues, except for long lines. The last two days however have been restricted to everyone except essential workers. This temporarily slowed our progress down a little, but ServiceMaster (SM) is onsite with a trailer that our foreman Matt Schultz is staying in and working out of.

Owners Accessing their unit

In our previous communication we encouraged owners that wanted to, to come down and retrieve what they could. Many have done so but apparently; some are still questioning if they can go to their condo. Owners can come to the Privateer at any time, to get their personal items. You should plan to do that as quickly as possible. Again, there is no restriction in doing so except for building E.

ServiceMaster (SM) Update

SM now has a large power generator onsite and dehumidification units are being set up for all 2nd and 3rd floor units. This process will take a few days to get everything implemented but it is underway.

In addition, SM has 13 people onsite as of today who are cleaning out stairways and piling debris in the parking lot for removal.

SM received approval from all owners in the C building to begin the cleanup process and has started documenting and cleaning. Additional requests should be going out to owners in the next couple of days. PLEASE NOTE – These requests are from SERVICEMASTER so make sure you don't sign something from another company by mistake. There have been cases where owners are getting emails from other vendors thinking its their SM agreement. All documents should say ServiceMaster.

As a reminder, SM will be recording (both video and documenting) all contents of each unit and insurance companies that we have spoken to all agree that this documentation will be acceptable by them.

Regarding the sequence of which buildings are cleaned and documented, this is something that SM will decide based on many factors and their professional experience. Please understand that all building will be addressed, and everyone is working as quickly as possible to get things done.

SM will be setting up individual conference calls with owners by building prior to starting the cleanup process. At that time, any questions or concerns regarding the process can be addressed.

SM offers a pack out service for those that might want to use this service. It is something that is paid for by the owner or the owners individual insurance policy. If this is something you are interested in, please plan to discuss with SM during the conference call for your building.

Damaged Cars on the Property

All cars that were damaged during the hurricane have been removed except for one and we hope to have it removed in the next day or two.

Utilities

While the potential to have power to the Privateer over the next 2 to 3 weeks exists, it is unlikely we will have electric power (and maybe water) for significantly longer than that. There is much work to do about safety, equipment, personnel, water lines, etc. that need to be tended to before the electric can flow through our buildings. For example, we are working to get on the FPL schedule to receive a new transformer box. All damaged water lines will have to be capped before any water can be turned on. We have also asked Resort Management to find and recommend electrical contractors that can take on the project of redoing/repairing all the electrical wiring that needs replacing.

Insurance and Structural Engineers

A structural engineer will be on premise today. This engineer is from the condominiums wind insurance carrier. SM will be meeting with them during their assessment and as soon as we receive their report, we will share it. This is a requirement by the insurance company. We continue to wait for a FEMA structural engineer to come onsite and as of today, we don't yet have a date. We have asked SM to follow up on this request.

Owners have asked for copies of the Privateer insurance policies. Our flood policy is on our website but to make things easier, we will be sending out copies of our insurance policies to all owners.

Special Assessment

To address the emergency we are in because of Hurricane Ian, the Board has been advised through Resort Managements lawyers to take steps to address the need for emergency funding required as we work to mitigate additional damage to the property.

As a result, an Owner's Meeting notice will be sent out in the next few days. At the meeting, the Board will cancel the Roof Special Assessment in the amount of \$14,960 per owner (**two payments of \$7,480 due November 1st and January 15th**) and will be replaced with a "new" Emergency Hurricane Special Assessment in the same amount of \$14,960 (**again two payments of \$7,480 with the same due dates of November 1st and January 15th**) per owner. This new assessment will be for fees associated with emergency services and payments to contractors; Crowther Roofing emergency securing of roofs, Service master for emergency remediation of damages, engineering services for emergency evaluation of buildings from Hurricane Ian Damages.

Rules state that monies collected in a special assessment MUST be used for the stated purpose in the assessment. The good news (silver lining?) is that owners may be able to claim this assessment on their insurance policy. While some of this money may be recouped from FEMA or our Insurance companies, we need the money now to begin this emergency restoration. It is not uncommon for it to take 24-36 months to get money from FEMA and our contractors need to be paid as the work gets underway.

If you have already paid your special assessment, you will be contacted directly by Bob Bartlett our treasurer or by Resort Management regarding what actions, if any, will need to be taken.

Special assessment money should be paid via check or with credit card. It is not automatically deducted like your quarterly dues.

Owners have asked if they can continue to pay their quarterly dues the same way they have been, and the answer is yes.

Loans and Grants

A lender has been contacted in the event we need to get a loan in the interim. As mentioned in the paragraph above, FEMA gives you a small percentage of money upfront and the rest can come two to three years later.

We are also looking into loans and grants from FEMA. They offer loans as well and we are looking into what they offer and if we can qualify. If anyone has expertise in this area, please let us know ASAP.

Building E

Building E is off limits to owners and workers until such time it has been deemed structurally safe. As of now, this building has been marked **structurally unsafe** by Consult Engineering. As additional structural engineers (FEMA) review the building, will update you with that information.

All Owners Board Meeting

Next Wednesday is our next owners meeting. The meeting will take place at 9:00 AM EST. All are welcome to attend and a link to join the meeting will be forthcoming.

Sincerely,
Scott Pelletier
Scott Pelletier
Privateer Secretary