



THE PRIVATEER OF FORT MYERS BEACH, INC.  
6500 ESTERO BOULEVARD  
FORT MYERS BEACH, FLORIDA 33931

## The Privateer of Ft. Myers Beach, Inc.

### Meeting Minutes

October 26, 2022

(Amended and approved on February 16, 2023 by the Board of Directors to reflect the proper wording "To vote on approving the levy of emergency special assessment against the unit owners to cover a portion of direct losses due to **Wind and Flood** damages caused to the condominium property by hurricane Ian, which hit the area on September 28, 2022").

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Directors Present:	Michael Waltman	David Knibbe
	Lisa Wallis	Scott Pelletier
	Bob Bartlett	Stephanie Wyskiel
	Patricia Andres	

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#### Call to Order:

The Meeting of The Privateer of Ft. Myers Beach, Inc. held October 26, 2022 was called to order at 9:03 am. A quorum of the Board was present

#### New Business

To vote to cancel the August 24, 2022 special assessment for the complete replacement of roofs, mansards, soffits and hat channels on all buildings that had been forecasted for the past several years. – It was decided at the October 19, 2022 emergency board meeting to cancel the special assessment for the replacement of roofs.

Bob Bartlett made a motion to cancel the special assessment for replacement of the roofs. David Knibbe seconded the motion. All in favor. Motion passed.

To vote on approving the levy of emergency special assessment against the unit owners to cover a portion of direct losses due to Wind and Flood damages caused to the condominium property by hurricane Ian, which hit the area on September 28, 2022.

The purpose of the emergency special assessment is to remove debris, clean up, and make any repairs to the condominium property deemed necessary by the Board of Directors, including, but not limited to, any repairs or replacement necessary to mitigate further damage, injury, or contagion, including taking action to contract for the removal of debris and to prevent or mitigate the spread of fungus or contagion, including but not limited to, mold or mildew, by removing and disposing of wet drywall, insulation, carpet, cabinetry or other fixtures on or within the Condominium property.

Scott Pelletier made the emergency special assessment motion to be levied pursuant to the Associations emergency powers under Section 718.1265, Florida Statutes and Section 13.8.6 of the Second Amended and Restated Declaration of Condominium, and is necessary to mitigate further damage, injury, or contagion, and make emergency repairs.

The total amount of the special is \$14,960.00 per unit owner. \$7480.00 due November 1, 2022 and \$7480.00 due January 15, 2023. Bob Bartlett Seconded the motion. All in favor. Motion passed.

**Hurricane Update- Mike Waltman-**

- No access on Mondays and Tuesdays only emergency workers. Water and Electric returning.
- Currently doing building C to get basis for cost to give to FEMA and can estimate cost for remaining buildings.
- Currently waiting on engineers to look at property that FEMA approved. Should know something in about a month. The Army Corp or engineers was also out and look at buildings and will report to FEMA. Will not know anything till they give all the reports.

**Building E –**

- Building E has not had mitigation started. FEMA has not approved Building E. Still waiting on structural engineering report. Nothing can be done to building E until FEMA approves.

**Service Master Update- Matt**

- Matt from Service Master said he is hoping to have an estimate by the end of this week for the cost of remediation of all buildings and over to FEMA to approve.
- Starting with building C for remediation first.
- Lot cleanup is going well.

**Adjournment**

With no further business to discuss the meeting was adjourned at 10:19 am.

Respectfully Submitted,

*Kris Caldwell. CAM*