

The Privateer of Ft. Myers Beach, Inc.

Emergency - Board of Directors Meeting #10

Engineering Survey

We have finally been assigned two FEMA engineering firms, Keystone Engineering Experts and Donan Engineering, for evaluation surveys on our site. Two appointments are set for the FEMA engineers to come visit buildings A, C, D, E, and F/G on December 1 and December 7. Following these visits, we will get a firm indication of our structural status for those buildings and what will be our potential next steps.

Shoring Parking Lot & Buildings Cost

Two local general contractors have been recommended by Consult Engineering and we will be receiving estimates from both along with an estimate from ServiceMaster for reconstruction. We are talking with two local restoration contractors, Baxter, and Right Way, along with ServiceMaster, who is not local. Our goal is to have estimates in place for unit restoration as soon as possible.

Unit Air Conditioners and Boarding of units

It has been proposed that we install temporary air conditioners for all 2nd and 3rd floor units to control humidity as an interim solution. We have verified this is a viable option and we will be moving forward to do so. All units will be installed in front sliding doors via wooden frame. We are getting a quote for temporary power for the air conditioners and potentially flood lights and security cameras. All first-floor units will be boarded up as well as any other unit with missing doors or windows.

Service Master Update

SM estimated last day onsite will be 28th of November.

Should have all billing reports current within 48 hours and will be sending to Sedgwick and FEMA for review. Once sample reporting is approved, a final version will be created and sent to both Sedgwick and to FEMA.

Owners on the first floor will have all photos of their unit in the next 3 days, including before and after photographs. All unit folders will be complete by the 1st of December.

Additional Business Updates

Our attorney has advised the Board to vote to extend the operation of Section 13.2.2 of the Condominium Declaration from 180 days (6 months) to 3 years from the casualty event as provided therein. Scott made motion and Patricia seconded motion, all approved. A document will be drafted by our attorney and kept on file.

The Board will be contacting owners that have not paid their special assessment as we need to get this money in to pay our current expenses associated with Hurricane Ian clean up.

The topic of the unit's assessed value and fair market value was discussed. When this information is needed, the Board will look into the possibility of contacting a property assessor.

Thank you,

Scott Pelletier

Scott Pelletier, Secretary

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