

# The Privateer of Ft. Myers Beach, Inc.

## Emergency - Board of Directors Meeting #11

November 30, 2022

### **Insurance Update/FEMA Engineer**

We are still on schedule to meet with engineers on both the first and the seventh of this month. The goal is to gain understanding and associated costs to shore up buildings. Our FEMA flood insurance carrier facilitator, Hartford Ins, has requested two engineering firms, Keystone Engineering Experts and Donan Engineering Inc, to complete onsite surveys on all residential buildings. Dec 1, Thursday, Keystone Engineering Experts will visit our site and survey Bldgs D, E, and F/G. Their service goals to complete a written report and submit to Hartford Ins is 10 days. From there it goes to FEMA for their perusal & evaluation of buildings structural status. We are hopeful to obtain a verbal from the engineer on his findings, but it will be FEMA final response that determines release of money advances and direction of future building next steps. Dec 7, Wednesday, Donan Engineering will also visit on-site to evaluate Bldgs A, C, & H. They have not advised their written report-completion standards, but could be 45 days or more for Hartford Ins to receive their written report and forwarding onto FEMA. They have not committed a verbal to us, although we will have our board member onsite to meet the engineer and will be requesting a verbal during the survey regarding buildings' structural status.

### **General Contractors**

Mike Waltman has met with two general contractors (RightWay and Baxter), and we are waiting to hear back from a couple of others. The Board will be listening to presentations from them over the next week. We will be discussing where we stand regarding the 50% rule but as we have indicated, the ultimate decision is what FEMA's findings are.

### **Property Update**

All AC units are up and running in all 2<sup>nd</sup> and 3<sup>rd</sup> floor units. Since they are running off a generator, they are running 24 hours per day at the cost of about \$20,000 per month, which includes the generator and fuel. We are also running security cameras from the generator. We are looking at ways to reduce that cost, but all options are expensive. We received an estimate of over \$100,000 to run temporary power to the property. Again, we are pursuing other options to reduce cost.

Property security cameras are working well and are being monitored by all Board members. If we see anything out of the ordinary, we will be calling the Lee County Sherriff office and they will dispatch or call 911 on our behalf. If you are **onsite** and see something malicious, please call 911.

We have hired a home watch person that will be onsite twice per week. The focus will be on the outside of the buildings to ensure A/C units are working and that there are no signs of vandalism. They will not be checking inside of units unless something seems suspicious.

### **Service Master Update**

Final Departure Update – SM is no longer on the property. They departed the day before Thanksgiving. They will be removing their remaining equipment as soon as possible.

SM continues to work on creating invoicing for FEMA and our insurance company Sedgwick. The Board is monitoring the progress, but we know it will take time to get it compiled and, in the format, required.

SM is working on getting all the photographs uploaded to the portal. They were having issues and needed to expand their license. Scott P is monitoring and as soon as they are uploaded, owners will be notified.

### **Additional Business**

The Board approved another \$100k Advance to ServiceMaster for services rendered and billed as of November 19<sup>th</sup>.

Owners will be receiving a bill from SM for clean out of their contents where applicable. Owners will be responsible for this. You can pay it directly to ServiceMaster or you can submit it to your insurance company.

Delinquent Special Assessment and Quarterly Dues notices will be going to owners that have not yet fulfilled their obligation. These will be coming from Resort Management, and we ask all owners to rectify the situation as quickly as possible. The Association needs all funds to continue to operate.

Thank you,

**Scott Pelletier**

Scott Pelletier, Secretary

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