

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

**Emergency - Board of Directors Meeting #16**

**Date: January 12, 2023**

**Time: 8:45am – 9:25am EST**

**Call to Order and Roll Call** – All board members present

**Proof of Notice of Meeting**-Suspended

**Quorum – Established**

**Service Master Invoice Update** – Both Matt and Sheila have resigned from Service Master. Mike has been in touch with Candi (owner) and Candi stated that she is in the process of taking care of all individual invoice and those should be out to owners by tomorrow. Candi also indicated that invoices going to FEMA and other insurers should be out next week.

Mike will follow up on MICA reports and photos of units to ensure that what they have, are delivered to appropriate owners.

**Insurance/FEMA Engineer Reports Update** – We received the FEMA engineering reports. All indications are that they deem the buildings to be safe and repairable. We have been trying to get in touch with Sedgwick, our property insurer as they have the final say as to whether we can access the buildings. We are working diligently to get them to approve entry to the building based on the information we have received from FEMA and others. As soon as we hear something, we will forward that information on to all owners as well as reach out to Crowther and a vendor to be determined, to begin roof repair and demolition of individual units.

**GeoWorld Update** – The Privateer hired an expert appraiser by the name of Patricia Staebler. She is hired by the Privateer but reporting to Geoworld.

Patricia and George from Geoworld met onsite at the Privateer yesterday. They reviewed the facility and Mike sent them videos of all units. George also met with Reconstructions Experts while onsite at the Privateer yesterday. Reconstructions Experts will be putting an estimate together for the rebuild. George will also be getting several others for comparison before presenting to the Board.

**Staebler Appraisal and Consulting Update** – Stephanie has provided Patricia Staebler estimated appraisals of what owners have provided for upgrades / enhancements done to their individual unit. Patricia has also asked for pictures of interiors to be provided that show improvements / remodels, etc. The goal is to accurately reflect the value of each unit and to assist in getting to the maximum assessment for every unit.

**Finance Update** – Current Operating/Reserves • January HOA Dues and Special Assessment

As of today, January 12, 2023

Operating Budget is \$539, 896

Reserves \$278,126

Hurricane Bills PTD (excluding SM) \$104,935  
Advances to SM \$300,000  
Balance Outstanding to SM \$741,3529.

### **Property Update**

We have been having significant trouble with keeping the Wi-Fi/Cameras running. We feel it may have something to do with the WIFI and Rob, our home watch person has spent hours looking into it but no result as of yet. We are trying to get the WIFI transferred from SM over to the Privateer but it has been more difficult than we anticipated.

The generator is working and we are operating it on an as needed basis. We shut it off for a good part of the day and then run it all night to drive the AC units and the flood lights.

Mike has attempted to get in touch with the water authority to figure out what we need to do to get water to the property. No further updates at this time.

### **Resort Management**

No storm related charges on the books for December. Unclear if they are not billing us or if they are late to invoice.

The homeowners portal Resort released to owners seems a bit premature as much of the data is inaccurate and accounts only updated through July.

**Additional Business** – There were no additional business topics discussed

The meeting was adjournment at 9:27 EST.

Scott Pelletier