

The Privateer of Ft. Myers Beach, Inc.
Emergency - Board of Directors Meeting #17

January 19, 2023

All board members present

Proof of Notice of Meeting is Suspended

We established a Quorum

Minutes from January 12, 2023, meeting was approved

Service Master Invoice Update

According to Candi (VP of ServiceMaster), she will be speaking to each owner this week. She also said she will be sending invoices to FEMA and Sedgwick. It was noted that there is a time limit to get invoices to FEMA and we will make sure that SM is aware.

Insurance/FEMA Engineer Reports Update

All engineer reports are in and George from GeoWorld has reviewed. We should be allowed to enter the E building as soon as George does a walkthrough and sends us a letter that it is safe to do so. We expect to have this letter next week.

GeoWorld Update

Believes all buildings are safe and will do a walk-through next week and provide us a letter stating so. Sedgwick, our insurance carrier has deferred to GeoWorld for final approval of entry to buildings. We are requesting Sedgwick's written statement deferring to GeoWorld. George will issue a letter to the Privateer once he walks second and third floors of D and E. He wants to do this himself since he will be signing the letter he provides.

The next step in the process is that GeoWorld will be developing a detailed Condition Assessment Report. This will include structural, electrical, plumbing, etc. The detailed Condition Assessment Report will be used as a document that will be shared with contractors to outline at a high level, the initial work scope.

Following the Condition Assessment Report would be to create Advance Repair Drawings. These are drawings that are at the 30% level (industry standard) which will enable contractors to put estimates together based on those drawings. These estimates will be compared to those numbers provided by Patricia Staebler (our professional appraiser) to determine where we fall regarding the 50% rule. Should we be under the 50% rule, GeoWorld will go to FMB to share this information with them to seek the appropriate permits for rebuilding, so we can move the project forward.

George noted that the mitigation of building E does not have impact in scope of these steps in the project.

George stated that he has 8 General Contractors that he is working with and 7 of them are in Ft Myers. George will provide the board a list of these contractors with their information in the coming days.

Georges goal is to have several contractors bidding for the work to provide the ability to validate pricing and to keep it competitive.

George will send proposed fee for Condition Assessment Report to Mike. It will be an add on to existing agreement and it will be time and materials.

Patricia Staebler will be finished with assessments by this weekend.

Property Update

Rob continues to be onsite at least twice a week and there have been no major issues.

We still have not been able to get the security cameras working so we are going to change out the existing router and get a new account and Router from T Mobile

Crowther Roofing is standing by once approval is granted to enter the E building to repair the roof on

Right-Way Contractors is standing by to mitigate interiors of building E once approval is given to enter the 2nd and 3rd floors.

Finance

Current Operating/Reserves • January HOA Dues and Special Assessment

- Outstanding due: SA & Dues **\$139,260**
- 7 owners have not pd their quarterly \$2400 assessment
- Current Operating is \$590,772 Reserve is \$278,127 - Total on Hand \$868,899 + A/R 119,500 = \$988,399
- Bills to date: \$1,149,611.45
- Pd to date: \$108,259
- Advance to SM of \$300,000 with balance owed to ServiceMaster of \$ \$741,352.06

Bob suggested that we suspend any input into the reserve account for the coming year due to the extenuating circumstances. The board will discuss further as we get closer to budget season.

Additional Business

Annual Meeting – Set for March 14th

Patricia indicated that projections for insurance costs for next year will be significantly higher than they were this year. We will share more as we learn more.

Chris Pope, the Privateer attorney is working on a response to the Breach of Fiduciary Duty Claim Notice by Building E Unit Owners as we speak

Meeting was adjourned at 9:42 EST.