

The Privateer of Ft. Myers Beach, Inc.  
Emergency - Board of Directors Meeting #18  
Date: January 27, 2023

**All Board members were present.**

**Proof of Notice of Meeting was suspended.**

**A quorum was established.**

**Waiving of the reading of the Minutes from January 19 emergency board meeting was approved, and the minutes were approved.**

**Service Master Update**

Candi Frank, owner of SM said she will have final approvals of invoices to FEMA and Insurance next week. Their plan is to do a final internal audit Monday and send to FEMA and Sedgwick on Tuesday. The Board will get copies of everything that is sent to FEMA and to Insurance.

Individual owner invoices were put on hold until SM gets the invoicing for FEMA and Sedgwick completed. Once completed, SM will focus on individual invoices to the owners.

SM is aware that there is some confusion / challenges regarding outstanding photographs and they are trying to rectify the situation.

A reminder to owners that removal of individual contents due to storm damage in your unit is your financial responsibility. Structural contents that were removed due to storm damage may be the Associations responsibility, depending on what it is and how the damage was caused.

ServiceMaster will be back onsite February 9<sup>th</sup> or 10<sup>th</sup> to walk through units that have unresolved situations.

There are a few items in the SM contract that will remain open such as the rental and servicing of the generator. We will continue to monitor this activity and expense. As of today, there is no end date predicted for removing the generator.

We have asked that all individual owner invoices be sent to the Board for review to ensure there is not double billing to both owners and insurance.

We have asked that owner invoices be itemized as much as possible.

### **GeoWorld Update**

Mike spoke to George and provided a quick update. GeoWorld had field engineers onsite this week to begin gathering what they need for structural drawings.

The Board will have a letter from GeoWorld today stating that we can begin remediation of building E. Mike will reach out to Crowther Roofing and Right-Way to begin mitigating further damage to E building.

Mike said that George felt the report from Patricia Staebler was complete, thorough, and excellent as far as he was concerned.

Should the Board have any questions for Patricia, George asked that we prepare any questions we have in writing and forward them to him directly. He will get them addressed as appropriate.

The next step for GeoWorld is to create “as built” drawings. Drawings will include roof, structural elements of all three floors.

Mike will ask George for a project plan so we can see the project from a larger scale along with the various phases in the project.

George expects to have the “as built” drawings done in two to three weeks. Once completed GeoWorld will use those to solicit bids from general contractors.

### **Property Update**

Replacement of the current WIFI vendor (T-Mobile) has been replaced with Verizon and the security cameras are now back up and running.

The beach restoration proposal that was submitted by the town is not something the Board is interested in pursuing at this time.

We will continue to groom the beach via our current vendor.

Crowther roofing is scheduled to come in to fix the roof on E building as soon as possible.

Right-Way provided us a contract to mitigate further damage of building E and we are moving forward with them instead of SM.

We are going to ask Right-Way to contact each unit owner in building E before doing any work.

**Finance**

Operating	1/27/2023	\$205,784.13
Reserves	1/27/2023	\$278,126.93
ICS	1/9/2023	\$2,900,000.00
Totals	1/27/2023	\$3,383,911.06

Deposits from Ins	12/21/2022	\$250,000.00
Deposits from Ins	1/20/2023	\$2,500,000.00

**Additional Business**

We have been notified that our current insurance provider for our primary insurance will be renewing us for the upcoming year. We should have new premium pricing shortly and as soon as we have it, we will share with all owners. Our renewed policy will be effective 2/23/23.

The small business loan we applied for through FEMA is still in the works.

Owners may be able to claim losses of personal property off their taxes by using a Schedule D form 4684. Owners should consult with their tax specialist.

Adjournment @ 10:15