

The Privateer of Ft. Myers Beach, Inc.
Emergency - Board of Directors Meeting #20
Date: February 16, 2023

The Board continues to meet regularly in its best effort to move the mitigation process forward as we (hopefully) prepare for the reconstruction of our property. The challenges are many and the pace is slow, but dealing with a storm the magnitude of Ian, is exceedingly time consuming for everyone involved. Progress is being made and we appreciate your continued support and patience as we travel this journey together.

Call to Order 9:01

All present except Patricia Andres.

Notice of Meeting was suspended.

A quorum was established.

Bob made a motion to waive the reading of the minutes from the February 8, 2023, meeting and Dave seconded the motion.

Dave made a motion to approve the minutes from the February 8, 2023 meeting and Lisa seconded the motion.

Service Master

- FEMA Invoice Review – FEMA asked SM to split out the quote building by building and SM is working on it. According to SM, FEMA seems to be overall, happy with what SM submitted.
- Second and third floor will be submitted to Sedgwick by SM in the next two weeks.
- SM is reviewing the final bill that will come to the Privateer which is based on T&M. We should anticipate receiving that in the next few weeks.
- SM is also preparing the Dec-Feb equipment rentals invoices.
- SSM did an onsite unit walk-through on Tuesday of this week. There are 3 to 4 units that need additional mitigation work and SM and the Board are working to resolve those outstanding issues.

GeoWorld Update

We have received the main content of the Condition Assessment update from George at GeoWorld and have provided that in this email for all to review.

George has brought in one of his electrical contractors to review our current wiring situation and to figure out how we can get power to the facility as quickly as possible and as cost effectively as possible. Obviously, we would like to have FPL power to the property sooner than later, but we also need to weigh the upfront cost to do so.

Revision to the Minutes from the October 28th meeting

A motion was made by Dave to amend the Minutes of the Oct 28th Emergency Board Meeting to specify Wind and Flood from Hurricane Ian created the damage to the Privateer property facilitating the need for a Special Assessment. The motion was seconded by Stephanie. This may assist owners in claiming a portion of the Special Assessment with their insurance company.

Property Update

Wright Way Emergency Services have a clear understanding of what needs to be done in E building. They have assured us that all owners will be contacted in advance before any work is done. We have instructed them that no electrical should be touched. We anticipate having them onsite next week.

Wright Way will also be cleaning out the pool and the pool house.

Crowther Roofing has completed the temporary roofing on the E building. Once Crowther gets the OK from the Privateer, they believe they will be able to complete new roofs on all the buildings by the end of August.

Finance Update

Privateer Financial Update Feb 15, 2023
Board Meeting Report Feb 16, 2023

Cash on Hand

Operating	\$214,823.91
Allocated Oper in ICS	150,000.00
Ins Allocated in ICS	2,750,000.00
Interest Operating (1/31/23)	<u>130.20</u>
Total Operating	\$3,114,954.11

Reserves \$298,982.50

Total Cash on Hand **\$3,413,936.61**

Delinquencies as of Jan 31 (per Balance Sheet but waiting on Resort for new report)

Current	\$67,440.00
Over 60	\$9,880.00
Total	\$77,320.00

Hurricane Bills paid to date: \$125,212.27. Does not include recent GeoWorld Inv of \$31,462.00 presented but not paid: new total: \$156,674.27. ** waiting for clarity on a few outstanding bills
Balance owing ServiceMaster \$741,352.06

2023-2024 Budget

The 2023-2024 budget is being **estimated** due to current the emergency situation. The Board has discussed the budget in detail and feels confident that the estimate is as accurate as it can be at this time.

The funding of the Reserves is under review, but the Board is recommending reducing the amount going into the Reserve for the 2023-2024 by \$7,100. There will not be any increase in quarterly payments for this year.

Bob made a motion to approve the proposed budget and Lisa seconded it, pending the owners' approval of the lower cost to the reserve study.

Owners Annual Meeting & Board Candidates

Owners Annual Meeting & Board Candidates:

There are 3 Board Seats up for Election. Dave Knibbe, Incumbent Vice President and Norm Kruse submitted their name for nomination as a candidate for the board of directors. They are running unopposed for the three open directors seated. Both will be automatically appointed at the Annual Membership Meeting and Election taking place on Tuesday, March 14, 2023 at 9:00AM for a term of two years. The one open seat will be discussed at the Organizational Meeting immediately following the Annual meeting.

Mike Waltman, Bob Bartlett, and David Knibbe have notified the Board of their desire to continue as Board members. David submitted his application on time but due to logistical circumstances, Mike nor Bob were able to submit their applications on time.

Resort Management

The Board is aware and have advised RM that the TOPS system is still not working. Until further notice we do not recommend anyone attempt to make online payments for quarterly dues or anything else.

Additional Business

- Rob our home-watch / handyman has been onsite almost daily and has been doing many odds and ends jobs for the Privateer. He meets with vendors to walk the property with them, he maintains the fuel for the generator, he checks on all the units, assisted in fencing in the pool area, charges the security cameras, etc. etc., etc. We are grateful to have Rob working with us.
- The Privateer legal counsel responded to the letter the Board was sent from the E building attorney. We will keep the owners updated should there be additional information to share.
- A delinquent notice was issued to an owner with a "payment due in full date" of Feb 17th. If payment is not received by that date, a lien will be placed on their property.
- The Board is looking at alternatives / replacement of the existing SM generator as a way of reducing costs. Dave Knibbe is working with Bill Russell to explore options and will present their findings to the Board.

- According to our governing documents, a Fair Market Valuation is required for our units in the event a future special assessment is required. The rules stipulate that a special assessment cannot exceed more than 10% of a unit's fair market value. While this is currently not an issue, the Board is aware of the requirement and has decided to table additional action in determining fair market value as we do not feel it is an appropriate use of time or money at this point.

Adjournment 10:42