

**The Privateer of Ft. Myers Beach, Inc**  
**Emergency- Board of Directors Meeting #27**

**Date:** April 21

**Time:** 9:00am- 10:00am

**Place:** google meet online

**1. Call to order and roll call**

-Meeting called to order at 9:00 am. All board members present except Norm Kruse.

**2. Proof of Notice of Meeting suspended.**

- All owners received 48-hour prior notice to attend

**3. Quorum established**

**4. Approve April 14, 2023 Minutes**

- Motion to waive reading of prior meeting minutes by Pat and seconded by Bob.
- Motion to approve April 14, 2023 minutes by Lisa and seconded by Dave

**5. Owner Meeting Participation**

-Guidelines- Questions to be taken at end of meeting

**6. Resort Management**

- Notice to end contract with Resort Management to be given today for termination at end of May 2023

**7. Stroemer & Company CPA**

- Accounts are set up with Centennial
- Steps in place to transfer funds to Centennial with removal of Resort Management off checks and will arrive to Privateer only
- Once this happens contract will be signed with Stroemer
- Privateer will then have the ability to generate 6-9k/month in interest on monies in the bank
- Waiting on engagement letter from Stroemer

**8. Finance**

- Current Operating \$ 958,225
- Allocated over ICS \$0
- Funds Allocated ICS \$2,750,000
- Interest operating \$464
- Total Operating \$3,708,689
- Reserves. \$299,214
- Total cash on hand \$4,007,903

- Second round of insurance pay out is \$1.7 million, check is in the mail.
- once received the total cash on hand will be \$5,723,240

- Hurricane bills paid to date \$358,311
- A/P Outstanding
- GeoWorld \$91,062
- Service Master \$741,352

HOA dues – 44 owners have paid April quarterly dues  
Delinquent- \$22,518 to be paid in full May 10, 2023

#### **9. Insurance update**

- Fema first payout received April 18, 2023 \$811,510

#### **10. Service Master**

- Final bill from S/M not yet received.
- Candie says she did send, request to resend has been made
- Board is looking into billing inaccuracies
- individual owner bills are not what was agreed upon from Nov 9, 2022 and appear to have “double dipped” into what are association costs
- billing was to be 2400 per unit

**Important\*** Owners if you feel your bill is wrong please take steps to **dispute** the amount.

**Contact Candie at S/M text or call her direct number 920-471-2518**

**Please send invoices and any supporting correspondence ie) do not exceed amount to email [Privateerfmb@gmail.com](mailto:Privateerfmb@gmail.com)**

#### **11. GeoWorld**

- window company Reconstruction Experts hired for window/door contract
- signed contract with GeoWorld for next 2 phases
- fence going up around Privateer, code to access has been sent to all owners

#### **12. Property update**

- 10-foot Sand dune to be brought to our beach property
- Dune will be 2 ft above sea wall with no requirement for plantings
- This is free sanitized sand with no strings attached and no cost to us
- Previous beliefs were that the town could take over our beach if they put sand on it
- This belief is untrue and unfounded.
- Bill Perry to rake the sand where it needs to go
- Sunset is taking part in the sand distribution as well

#### **13. Remediation update**

- Building E to be complete in the next few days
- Other units- Ethan from R/C is getting estimates

- Candie at S/M to provide a plan for work discrepancies in at least 2 of the units. Such matters are concerning work that was intended to be not done but was not. Such as marked wall removal etc that was not completed.
  - Candie has agreed to provide a replacement amount to owner whose place was demo'd in error
- issue of open toilet bladders that are creating more port holes for rodents and potential gas emittance
- Total Fee of \$1100 to cover toilet holes
  - Motion by Pat to conduct work to open toilet holes and seconded by Stephanie

#### **14. Additional business**

- Owners will soon be seeing emails from the [Privateerfmb@gmail.com](mailto:Privateerfmb@gmail.com)
- Please be aware of this email. It is our legitimate email to which information will be shared and stored.

**Meeting Adjourned at 10:00 a.m.**