

The Privateer of Ft. Myers Beach, Inc.  
Emergency – Board of Directors Meeting Minutes #31

**Date:** May 18, 2023

**Time :** 9:01 am

**Place:** Google meet

1. Call to order at 9:01 am all board members present except Norm Kruse.
2. Proof of notice of meeting was sent to all owners 48 hours prior to meeting
3. Quorum established
4. Motion to waive reading of May 11, 2023 minutes by Lisa and seconded by Pat. Motion to approve May 11, 2023 minutes by Dave and seconded by Pat.
5. **Geo World update** : Originally planned date of May 12, 2023 for town approval has been changed to June 15, 2023. Change is due to our 3 week delay in signing the GeoWorld contract.
  - RFQ have been prepared .
  - Will be presented to 9 interested Contractors. RFQ opens May 19,2023 to June 9, 2023.
6. **Property update:** roof material is in and work by Crowther has begun.
  - No new windows/doors information.
7. **Remediation update** – building E and other units; no further updates. Work should be completed the end of this week.
8. **Property and B/E committee update-** no additional news to report. They did not meet this week.
9. **Insurance Update-** all checks from Fema have been received. They are 99% of what was expected.
  - Next step is to make an amendment to claim to add additional items for consideration. Pat is putting together a file to update our claims.
  - Pat is looking for pictures of owners tile flooring that was damaged/removed.
10. **Resort Management-** final update.
  - Vendors paid by RM have received updated information to send invoices to The Privateer email.
  - Florida power and light and waste management have been cancelled.
11. **Stroemer & Company update** : no new news. Everything continues to go smoothly.

12. **Centennial Bank** – no changes

13. **Finance** – First Horizon Bank \$589,332.17

Centennial Bank \$5,561,547.59

- Hurricane bills paid to date are \$518,064.85
- HOA April dues are paid by 47/48 owners.

14. **Service Master invoicing update**

- Efforts to decipher and unravel the “commingled” Service master billing continue.
- Documents received to date are not auditable.
- A plan for a request for proper billing to SM is being discussed by the Board on Monday, along with negotiation strategy.

15. **Additional business**

- B/E committee to have a meeting to discuss critical path and insurability
- Question regarding permits, have they been received from the town?
- Efforts to confirm permitting is ongoing.
  
- Public Adjuster- No decision has yet been made. Decision to hire or not will depend on quotes from vendors.
- Pat will be following up with Alteri P/A as needed.
  
- \*\*\*Automatic HOA fees- owners need to cancel auto pay with their bank or Owners portal. Contact Lisa by email if there is a problem in doing so.

Turtle lights – Mike received notice from Beach Environmental.

- Rob is a making lighting adjustments to adhere to the turtle rules.
- Mike has asked Beach Environmentalists to allow us some time to make required changes to which they agreed.

Meeting Adjourned at 9:37a.m.