

Meeting opened at 9:02 AM Daylight standard time.

Lisa Wallis recommended to waive reading of the minutes and Pat Andes seconded; Pat Andes recommended to approve the prior meeting June 13, 2023, minutes and Dave Knibbe seconded for approval.

Guest, George Tibedow of GEO World, joined our meeting at the beginning to discuss updated scheduling, 50% Rule, GC bidding process and status of Privateer Jobsite.

1. A new updated construction schedule was presented; yellow highlighted areas are shown reflect completed items.
2. The soffits are being done now. Trusses have been approved and done on building E. Sand fill for D & E is going on. Both of these tasks were awarded to reconstruction experts.
3. Mitigation is complete on all buildings.
4. Doors and windows have arrived and delivered to our site. Since our meeting, permits have been approved by the city.
5. Topic of pool wall repair was brought up with decision for the board to discuss soon.
6. It will be a week and a half for final drawings and specs, next the updated specs will be sent to the bidders for final bid on proposal. Final set with contract specs will be next. The board will see the final document and give us OK before release. We are ahead of schedule on bidding. Bidders are highly motivated. George continues to talk and address questions and changes with bidders to keep the bidding open. He expects release of our RFP formally on July 21, but he could do it sooner.
7. Building E – security gates have been installed.
8. Per George toilet plugs were installed by reconstruction experts. Also, the new soffit design is very elegant and sturdy.
9. Per George our trusses in general performed very well during Ian, except for building D, the hand framed boards over the doors on building D were not a strong truss and they failed in the hurricane. Consequently, the trust design has been reviewed. Trusses are held onto the masonry part of the building with straps, and there are not enough nails based on code. He estimates a minimum requirement for trust straps nails need to be installed.
10. Erosion backfill – the Coastal Construction Control Line requires compatible beach-fill. We are in for permits, and the backfill has already been quoted. The result will be returning areas to profile as it was before, no grass or plants. It makes sense to repair the seawall now at the time we were doing backfill. The anchor joints need to be properly placed. We will be adding new anchors and concrete blocks. We will also address the retaining wall on the side by one of our neighbors since it is bowed and has a little a crack at the top. This will be fixed at the same time; it is not a big ticket item. Additionally, in our concrete drive in between buildings, D & E concrete is caved in. The contractor will take out the concrete slabs and do this at the same time since the concrete contractor will be there. They will remove slabs, save the pieces, if not damaged, and get a bid from Reconstruction experts for this as well. Bob mentioned he recalls a bid from Onus paving before George came on the scene that was approximately \$42,000 to repair the concrete. George will check it out with Onus paving.
11. 50% rule – George explained our status with a 50% rule and coordinated bid RFQ analysis. George put all the preliminary bids on a spreadsheet to make a comparison for the 50% rule. This includes all five bidders and summarized by building their bids. He included add-ins (roof, windows/doors), and 15% contingency (normally 10%, but he used 15%). Most numbers came in less with regard to the 50% calculation. He communicated with all

bidders that they need to readdress their numbers. Our bidders have gone back to redo their RFQs and he wants them to add “finishes”. Per George, we are notably less than 50% even using 15% contingency. He sees “no issue to put buildings back together”. George has been speaking to Steve Popopski (spelling) from the city since December. Steve wrote back to George with regard to the restoration cost that “It all looks good”. And per George “if the general contractor bidding numbers are less than 50%, like they are showing to be, the city will continue to issue permits.” No need for face-to-face with the city by George. We will continue to move forward in the restoration process.

12. Bill Russell commented on the spreadsheets with regards to George’s As-Builts noting there some differences of changes to units from initial build. George indicated they averaged all units the same. When contract was set up there will be different levels of packages (like appliances, countertops); these will first be submitted by contractors to us and owners for review. Bill is suggesting we do it now as shop drawings. The price will be fixed, so not expecting changes in price.
13. Lisa Wallis posed the question of Washer Dryer’s. With regard to the 50% rule the city uses fixed appliances only per George. These washer-dryer type changes will occur at “shop” stage and show extra charges. The contractor will then be contracted with association not the owner.
14. Bob Bartlett commented regarding the five general contractor bids with regards to there being quite a price difference between them. George commented on these five contractors indicating that Creighton Contracting is currently doing all the 7–11’s on the island. He is concerned on the lowest two bids and have called out the contractors to go back to the sites and readdress the bids. Now Creighton has updated their bid almost to their final bid stage, even more so than the RFQ & RFP. Waterson’s bid is a rough bid. (Waterson contracting is actually a subsidiary of Cornerstone-Baxter). We will still see bid differences, but they will be reduced. Bob pointed out that only Titan Contracting submitted options (different features for faucets, sinks, countertops, cabinetry, etc.). George indicated he is having a video meeting with Titan soon and others will need to send in their options.
15. Bob Bartlett also asked about a storage shed and commented that the city had previously denied a permit for a new shed for storage area on site. Mike indicated it was approximately 25’ x 15’. George indicated we should leave that out at this point. Possibly that can be something negotiated into the contract once this contract is established.
16. Scott Pelletier commented on plumbing for the washer and dryers for each unit. He indicated drains were smaller when built and only eight units didn’t have Washer Dryers. There’s discussion to obtain an email describing the washer-dryers for both plumbing and also Dryer Vents and where vented. Also, regarding patio area, if we need concrete placed to fix driveway parking area between D & E, could we do a patio instead of pavers? Already have truck there to drop the concrete for the parking lot could we do it then? George is suggesting we readdress the patio with the landscape package rather than the parking lot package. Also, for that there needs to be a stormwater plan that needs to be evaluated along with the survey.
17. Owner, Dick Smith, asked for a rough timeline on construction end-date. George indicated, in a nutshell, construction starts September 19, 2023 for the interiors of units. Permits will be submitted August 29 for the interior buildings. We need three weeks for permitting by the city. Contractors advised construction time is 11 months on the high side and on the low side eight months (although eight months is unlikely). Indication is that once the interior construction begins, it will be 9 to 11 months for the interior to be completed which end-date would be Mid-July 2024. Estimated move back in date for full occupancy is July 2024.
18. Pat Andres asked the question, of the five contractors bidding, Reconstruction Experts was the highest. Considering they know us well, is their bid more thorough and meaningful with regard to accuracy of cost to renovate? George indicated, reconstruction experts is a big company, they came in high, and they have been asked to readdress their bid, and he expects to see a lower bid. George also indicated Waterson’s bid will be adjusted; they are good to work with.

19. Bill Russell commented about the plumbing for the washer dryers indicating that all drain piping is still intact and SM left all plumbing intact. George indicated Titan contracting did his remodeling. This ends George's presentation, and he left the meeting.

Bill Russell presented his report from Property and Engineering Committee. Meeting minutes and a list of questions were submitted to George Tivedow @GEO World by Mike. Bill indicated there was nothing else to add other than all were satisfied with George's answers to their list of questions.

Per Mike Waltman mediation for building E is completed.

PA update – Per Pat Andres, PA, Rick Dearing of Altieri Insurance Consultants, visited our premises, two weeks ago, Wednesday and Thursday morning while visiting Fort Myers Beach. He will be needing information from Pat and others to update status of our FEMA claim and engineering results.

Servicemaster – Mike Waltman did hear from Candie, and they will be working on providing more complete documentation and numbers. Dick asked if anyone has paid their personal bill from Servicemaster. Lisa Wallis indicated SM owner, Candie, will be reworking the second and third level units bills but no one has seen them yet.

Updates on levels two and three units – Gary and Kathie Delaney visited Florida and The Privateer to review the units and itemize by unit actual SM mitigation for comparison to EFI Mitigation moisture report, and SM forthcoming invoices. Thank you, Gary and Kathy, for all your time & notes, which have been provided to Pat Andres.

Treasure, Bob Bartlett presented the accounts payable run down. Our money of \$64,000 is out of the Resort Management's Horizon bank as planned; Bob will check with Hope for a deposit in our new Centennial Bank. Coupon books had not been received by owners as of this meeting, but have since been arriving for HOA second quarter payments. Indication from owners, Morris Lucas, who sent their payment in prior to coupon book arrival; be sure to include the 11 – digit code shown on your statement and include the coupon at the bottom of your statement with your check to be mailed to: PO box 361, Tampa, Florida. Put on your account number and unit number on the memo line of your check.

Additional business – the snowplowers are nesting; there are rules of no raking within 350 feet distance within the nest. No one can rake sand from the neighbors.

The meeting concluded at 10:28 AM.