

The Privateer of Ft. Myers Beach, Inc. Emergency  
Board of Directors Meeting #39 Minutes

July 25, 2023

Google Meet

Call to Order and Roll Call – All board members present. 9:02 am meeting start.

Proof of Notice of Meeting – 48 hour prior to meeting notice sent to all owners

Quorum established

Approve July 11, 2023 Minutes- motion to waive reading of minutes made by Pat and seconded by Lisa. Motion to approve July 11, 2023 minutes by Norm seconded by Dave.

Board Meeting Frequency- board meeting will now take place twice a month. Meetings will be on the first and third Tuesday of every month with option for additional meetings if needed. Emergency notice will continue to be provided prior to meetings.

GeoWorld Update- Mike received updated information from George and read the following below from George dated July 24, 2023.

**Final Request For Proposal (RFP)**

The final Request For Proposal (RFP), drawings, contract specifications, and technical specifications will be completed today. These include relevant comments we received on our 50% submittal, as well as the completion of all other items. Note that this RFP includes the full contract specifications that were not included in the 50% Request For Quote submittal. These contract specifications provide details required for execution of the overall project scope and lays the basis for the Agreement that will be signed with the winning contractor. The final RFP documents will be emailed to you tomorrow as a single bookmarked PDF document.

Due to the project's time constraints, tomorrow we would like to release this final RFP set to the bidders that have been working on their bids these past several weeks. If there is any legitimate change we are instructed to make after the Board's review of the final RFP, we can modify by way of an addendum. This way we keep the ball moving forward.

**1<sup>st</sup> Floor Concrete Repair Work - Bldgs D & E**

Also, we have been working with a few different bidders to get in the best value, least expensive bid for the 1<sup>st</sup> floor concrete repair work on Buildings D and E. We expect to complete our negotiating with Titan Construction later today or tomorrow morning for that lowest bid. We will then make a recommendation to the Board to enter into an agreement with Titan for that work, at which point they can submit an application for the permit and begin scheduling that work.

### **New Windows & Entry Doors**

Recon has been working on the new window and entry door installations, which I reviewed on site with them on Wednesday last week. Some of the sliding glass door openings at the bottom surface are not perfectly level, so these areas will require slight modifications using a polymer modified patching mortar as is typically done. This work will be billed on a unit basis but is not expected to amount to anything notable. This is to be expected and was considered in the contingency percentage we applied to the overall repair costs.

### **Soffit Work**

Recon has made arrangements to bring in additional horsepower to work on the new soffits as I continue to impress upon them that this is a critical path item that must be properly completed asap. Time is of the essence with this work item so we are on top of this continuously.

### **Permits for Beach Compatible Fill & Bldg D Roof Truss Repairs**

As of this morning, there is no update on when the permits for the 1) Beach Compatible Fill, and 2) truss repair work on Building D may be issued. The Town has been taking an unusually long time processing permits. Recon has indicated they will immediately begin the work on both these items once the permits have been issued..... End of Geoworld update .

Property Update - George negotiated bids for D/E concrete slabs to come in under \$200,000.00. The original estimate for concrete slabs was upwards of \$330,000.00.

D and E roof - . A few weeks back Crowther was refusing to complete the roof on D and E. Fortunately Mike was able to reach an agreement with the owner of Crowther to honour our previously agreed upon contract and to continue the job to completion.

Seawall – waiting on permits for clean fill at time of meeting.

Permit for fill arrived shortly after meeting. B/E committee working on alternate plans for seawall anchor in the event an alternative plan is needed.

Property and Engineering Committee Update – Bill Russel has prepared 7 bullet points of interest regarding RFP to be reviewed at the B/ E committee meeting. It was noted that there is some additional work to be done in some units namely H building. It is not believed that the addition of this work will be crucial to the RFP post submission.

PA-Altieri Update – PA Rick has requested and received pictures of first floor units.

Service Master Update – second letter to Candie requesting specific information will be sent.

Candie has not responded at this time other than to have her admin send another in auditable paper dump.

The Board continues to request specific invoicing in order to audit the bill SM presented.

Norm is on record stating that this step is necessary to provide leverage for a negotiation of settlement and show the possibility of non compliance on the part of Service Master. A negotiation team will be set up by Mike to handle this matter.

Insurance Update- \*\*\* reminder- to owners and guests, our Garagekeepers auto coverage providing physical damage coverage others' autos if Mike and others of the association move their vehicles, while left on Privateer property, no longer exists. Owners who leave their autos on Privateer premise and want them moved for any reason will need to move them themselves or find someone to do so.

The general liability policy of 2 million has been renewed .

Our 25 million limit umbrella policy was renewed for 6 month policy rather than the usual 12 months.

An update occurred since the meeting —Pat was able to get the 6 month renewal umbrella extended to a 12 month date without increasing the premium from the initial quote. Premium did go up, but with extension remaining as quoted, premium is going from 2022 \$2,335 to 2023 \$3,218 or 883\$ more than last year. Our property insurance terms exist that, in order to be considered insurable we will need to have our units permanently enclosed. The insurance carrier underwriters will determine if they will renew our property within the next 27 days. All current restoration updates with photos have been provided to our insurance carriers for their consideration. Other insurance options may be considered also.

Fema insurance – we have collected 2.7 million from Fema, and the PA may collect us more. We expect to collect from our property insurance carrier \$3.5 million.

### Finance

There was an issue with the strong room where some vendors were not being paid. Mike was able to pay the vendors when this occurred. Stroemer is doing an audit to remedy this issue. Target dates for paying vendor invoices is the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of every month. The only auto pay the Privateer will have is for utilities. All other bills/invoices will be cleared by the Privateer prior to payment.

#### **Centennial Bank**

|                              |                     |
|------------------------------|---------------------|
| Current Operating            | \$631,249.93        |
| Reserves (incl ICS)          | 319,728.23          |
| Hurricane Repairs (incl ICS) | <u>4,492,098.98</u> |
| Total Funds:                 | \$5,443,077.14      |
| Hurricane bills to date:     | \$1,147,170.67      |
| Advances to SM:              | \$300,000.00        |
| A/P Outstanding: SM          | <u>\$741,352.06</u> |

Quarterly HOA: 7/1/23

42 units paid to date 7/25/23

- All past dues owners have been contacted – 3 responded with ‘ck in in the mail’

#### Additional Business

Snowy Plover nests on our beach update . A group comprised of condo board members of FMB is being organized to challenge the environmental radicals. The environmental radicals want to charge us \$ 2200.00 to rake the beach for 5 years due to a nest being found. The argument is that our beach is not normally a bird nesting area. The arrival of the Plover is due to lack of activity related to the hurricane. Various islands such as Marco and in the Keys have been able to remove and prevent the \$2200.00 charge, we hope to obtain the same outcome. . Adjournment 10:19 a.m.