

The Privateer of Ft. Myers Beach, Inc. Emergency Meeting Minutes
Board of Directors Meeting #40 August 8, 2023

Meeting commenced at 9:01 a.m. on Google meet

Call to Order and Roll Call

All board members present and owners who wished to participate

Proof of Notice of Meeting

Sent via email 48 hours prior to meeting to all owners

Quorum established

Approve July 25, 2023 Minutes

Motion to waive reading of prior meeting minutes of July 25, 2023 made and minutes are approved. All in favor.

Insurance Update

Pat continues to work tirelessly with our insurance carriers. She was successful in obtaining a 12 month extension for our August 23, 2023 property carrier renewal. The premium has increased to \$257,000 from \$ 172,000 annually.

PA Update

All information has been obtained by Rick. Next step is to understand our restoration costs from the GC that will be hired. That cost will then be applied to our adjusting file with the PA. No meeting has been confirmed with FEMA as of yet.

Personal Property Reminder

In the coming months there will be much work and people going in and on the Privateer property. If there is any personal items present in units that anyone would like to safeguard, it is encouraged that you move it out.

Property Update

- Contractor Bid Update (RFP) has been extended to Wednesday August 16, 2023
- Lisa has been visiting property and all work is continuing on windows, doors & sliders, roofs-soffits, sand fill and seawall.

Concrete E & D Interior Slabs, Buildings E & D Slabs Under Stairs- waiting on permit for slabs. Titan is continuing on all work pertaining to area of concrete slabs that does not require a permit. This effort will prepare the property for slab work as soon as permitted.

Building and Engineering Committee Update

Committee reports” Drawings are excellent and demo detail is clear.” They are happy with the process and report it is in “good shape.” Bill Russell on record stating there is a focus on washer/ dryer locations.

Thoughts on staggered occupancy is being examined but possibilities are unknown at this time.

B/E committee has prepared a document of observations points to send to GeoWorld.

Security Update- gate code has been changed to 2024

Service Master Update

A meeting with Candie took place last week. Purpose of the meeting is to obtain correct information regarding charges and final billing amounts with specific detail. Expectations related to billing were pointed out and communicated to Candie. A spreadsheet was provided to Candie to which she agreed to complete and indicated she will report back on her progress toward completing.

The Privateer has received 4 different bills from S/M with a 3X fluctuation from original bill with no supporting documentation for charges. Before payment can be made it must be known what we are paying for.

Privateer meeting was attended by Mike Waltman, Lisa Wallis, John Wyskiel and Richard Smith.

Finance

Issues with strong box which is the payment system for our vendors continues to have problems. Bob is working closely with this issues and has been paying invoices with a physical check. Other options to remedy this issue are being visited such as obtaining wire transfer method and adding Lisa Wallis to signer authority.

HOA dues.	47/48 are paid to date
Total funds.	\$5,273,341.58
Hurricane bills to date.	\$1,340,892.41

Additional Business

Mosquito control of FMB has a program to inspect for larvae. Mike has contacted them. They will inspect our pool and spray if required.

Picture updates- The Privateer has a closed group Facebook page which will be updated with pictures of property progress.

Meeting adjourned at 9:46 a.m.