

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

October 17, 2023

Google Meet

Call to Order at 9:01 a.m, all Board members present except Bob Bartlett.
Proof of Notice of Meeting suspended. All owners received notification of closed meeting 48 hrs prior.

A Quorum established.

A further review of the Reconstruction process and what is to be included or not to be included took place. Items of question are interior doors and moulding. Plan is to follow up with George for clarification.

Review Reconstruction Experts Contract ; further discussion of the contract took place in regards to our association Governing documents, town requirements and attorney advice.

The process of how association insurance proceeds are to be used has been legally interpreted by the association's attorney.

Lack of alternate options or personal choice regarding the reconstruction process were noted.

The governing documents paired with state, local and federal laws have not provided any avenues to be otherwise interpreted. The process in which association funds are to be utilized for repair after disaster (sections 12 &13) of the Articles of Incorporation were again reviewed as directed and interpreted by the attorney for the Privateer.

Dave Knibbe on record stating he is not in favor of the proposed direction the board is taking and would prefer a Special Assessment to all owners instead of a charge to those for being in a damaged unit.

Emphasis was placed on finalizing the repair/rebuild contract due to raising prices. It is again noted that if prices increase before a contract is signed the property is in danger of exceeding the 50% which will trigger a requirement to rebuild at an elevation of 14 feet above ground.

A review of the reason there is a maximum dollar amount an owner can repair their own unit before gaining a town certificate of occupancy.

Concern remains that if costs are not under the 50% threshold the property would need to be demolished and built to today's standard of 14 feet above ground.

Review of letter for owners regarding detailing the repair process with legal rationale.

It is agreed to finalize the letter to owners as soon as possible for Wednesday distribution.

Owners meeting remain set for Friday Oct 20, 2023. Adjournment 10:14 a.m.