

The Privateer of Ft. Myers Beach, Inc. Emergency
Board of Directors Emergency Meeting Minutes #55

Meeting began online at 9:02am December 8, 2023

Google Meet: <https://meet.google.com/xno-inhc-kgu>

1. Call to Order and Roll Call- all board members present except Pat Andres.
2. Proof of Notice of Meeting- meeting posted 48 hours before all owners invited to attend
3. Quorum established
4. Approve Minutes
 - October 17, 2023
 - October 20, 2023 - amended

Motion made and seconded to approve past minutes for October as listed above.
All in favor.

5. 2024 Owners Annual Meeting Date tentatively set for Tuesday March 12, 2024 at 9:00a.m.

6. Approve Dave Knibbe full Communication with RE and GeoWorld
- Dave Knibbe is staying on the beach for the next few months and will be acting upon the rebuild directly with Recon. Thank you Dave.

7. Roof/Crowther Update – Crowther is scheduled to finish roofing and Mansards Dec 26, 2023.

8./ 9. Reconstruction Experts Update/ Permitting Update- the town of FMB has hired an outside company to assist with permitting. They are now asking for more information. We are awaiting the permit as Recon has re- submitted a revision with additional requested information.

10. Reconstruction Experts Individual Owner Contract- Revisions to the individual contracts are occurring and will be provided to owners soon.

11. Reconstruction Expert Project Website for Owners – Reconstruction Experts has provided a website for the Privateer project. Judy will send the notice to all owners with the information. The username and password is : privateer

12. Insurance Update- Patrick McDevitt our Wind carrier adjuster has advised there is a second claim payment authorized , which we should receive soon. This is not the final claim payment as there is still considerable documentation from our GC & PA yet to be submitted.

Additional FEMA claims payment is still in the works with PA. It is to be submitted in FEMA format documentation for the adjusters consideration.

This is expected to take additional time for the building by building documentation submission.

13. FinancePrivateer Financial Update Dec 6, 2023
Board Mtg Report . Thank you Bob.

Fund Balances:

Operating: \$1,616.76 + 5000.00 (added after Dec6, 2023 report)

Reserves: \$141,940.30

Hurricane: \$3,618,350.46

Hurricane Bills Pd to Date:

\$2,519,611.89

Interest earned thru Nov 2023

Operating: \$312.72

Hurricane: \$65,261.48

Reserves: \$4,525.91

- Jan HOA Quarterly Dues Reminder – HOA dues January 1, 2024.

14. Second Legal Opinion – Becker Law Firm has been contracted for a second opinion as to how association insurance funds are allocated. A second legal opinion has been requested by several board members for additional legal interpretation surrounding the “gray areas” within the laws and bylaws.

15. Common Elements and Limited Common Elements – topic dismissed

16. Service Master Update – still no word from Candi Frank/ Service Master. We are unsure of why she has not followed through on demanding payment or followed through on providing agreed upon billing information. The only guess is possible fraudulent business practices on the part of Service Master. This situation will continue to be monitored to avoid any possible negative outcome/ if any should exist to the Privateer.

17. Additional Business

- Dec 8, 2023 Board of Directors closed meeting with Wind carrier adjuster Patrick McDevitt is rescheduled to Dec 14, 2023.

FLA State Grant- the State has a grant program that could reimburse the association for the cost of back filling the 25' deep hole. The grant may award anywhere from 65 k to 130k back to the Privateer. Norm Kruse has taken the initiative to act on this grant. Thank you Norm.

A warm welcome to our new owners in C117 David Ugelstad & Andrew Kienholz.

Judy has updated our website. Thank you Judy. The Privateer website is available to all owners. One unit is currently on the market, the updated Application for Approval to sell a unit is available on the website.

18. Adjournment at 9:51 a.m.