

Emergency Closed Board Meeting Dec 14 2023

Attendees: Patric McDevitt, Third-Party Property Insurance Claims Adjuster, All Privateer Board Members

Mike confirmed a quorum and opened the board meeting at 9:00 am.

The board received a current partial proof of loss from Patrick on behalf of our Excess Property Carrier, Kinsale Insurance Company, which has agreed to a payment of \$59,184.92. He reviewed the proof of loss and clarified outstanding documentation still needed. The advised property insurance payment represents our invoiced costs at this point less the policy deductible. Once Mike signs and has the proof of loss notarized and returned to Patrick, a live check will be released; the board decided to have the check physically mailed to Lisa's FL home address, and she will deposit it into our bank account.

Our property policy claim adjusting continues as Patrick is working with our GC, Recon, to verify costs on additional items already submitted. Ethan @ Recon is aware of all items and is providing breakdowns of total invoices presented. This includes a break out of general conditions cost per building / per unit and Itemize what is included in general condition charges. Additionally, Ethan is addressing four cost differences for Service Master mitigation, soffit repair, other Recon mitigation on other units, and mechanicals. Service Master has not provided any additional comment or documentation since our last review. Mike will follow up with Ethan as to his progress and report back to Patrick.

Additional questions to Patrick pertained to coverage for upper cabinets and ceilings, which Patrick explained Property Insurance Desk Adjuster, Chad, should have more information on sheetrock-to-ceiling and upper cabinets once he hears coverage decisions from our flood adjuster, which is still in progress with our hired flood public adjuster.

Also, questions to Patrick on wind-related damaged windows for Levels 2 & 3. Dave K is working on this with Recon, Daniel. Lisa & Dave will visit the Privateer together and generate specific details on which units/which specific windows and provide to Patrick.

Patrick left the meeting at 9:35 am.

It was brought to the board that some owners are hearing from an unfamiliar named-individual at Service Master with additional invoices, in one particular case, on a previously paid mitigation invoice. This particular invoice was a similar amount as the previous bill plus tax. The concern is there should not have been any additional invoices billed to this owner, and with potential scamming, we want to make sure other owners are aware. Judy P will send out a notice warning owners of this occurrence and ask any owners, who do receive an additional bill notice, to contact the board, so we can address with Service Master.

Dave and Mike are soliciting more economical quotes to have the pool cleaned out. They will advise once obtained and pursue the service.

Date of Annual Owners Meeting planned for March 19, 2023 @ 9:00 am EST. Announcement 60-days in advance will be sent snail mail to owners second week in January, 2024.

The meeting concluded at 10:01 am.