

The Privateer of Ft. Myers Beach, Inc.  
Emergency Board of Directors Meeting Minutes #59

Date: February 14, 2024

Time: 9:01 a.m. EST

Place : Google Meet online

1. Call to Order and Roll Call all 7 board members present with all owners who wish to attend
2. Proof of Notice of Meeting sent to all owners 48 hours prior to meeting time
3. Established a Quorum
4. Waive reading of Jan30, 2024 minutes motion by Pat seconded by Bob. Approve Minutes of January 30, 2024 motion by Lisa and seconded by Pat.
5. Finance as of Feb 12, 2024

**Fund Balances:**

**Operating: \$3,180**

**Reserves: \$142,654.71**

**Hurricane: \$2,925,566.12**

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**Hurricane Bills Pd to Date:**

**\$3,386,444.55**

- Jan HOA Quarterly dues paid 48/48
- 2024-2025 Budget reviewed during meeting.

6. Insurance Update

We have a favorable indication regarding our property policy renewal for Aug 2024 based upon property mitigation, building appraisals and wind mitigation reports. The insurance company will assess based upon our progress by the end of July 2024.

7. Roof/Crowther Update – entire property roofing is set to be complete by March 1, 2024

8/ 9. Reconstruction Experts/ Permitting Update – permits for A,H,E,C, and pool house have been received. All remaining building permits should be received soon. E building concrete floor expected to be poured today.

Building A and H are expected to have power hooked up by March 8.

10. Reconstruction Experts Individual Owner Contract: Nathan from RE will be contacting owners individually soon. Individual contracts will be sent to owners after Board review.

11. Becker & Poliakoff Law Firm/Robert Caves, Esq. has been retained by the Privateer. Pavese law firm has been released.

12. 2024 Owners Annual Meeting set for March 19, 2023 will take place at FMB Beach Baptist Church 130 Connecticut, Ft Myers Beach, Fl and online.

- Candidates (4) 3 board seats available

Candidates in alphabetical order are Pat Andres C215, Scott Pelletier G104, Lisa Wallis G110, Stephanie Wyskiel E220

Election committee Jenny Smith and Janice Lafrance.

It is very important that owners either attend the meeting in person or send in your LIMITED PROXY in order to establish a quorum. It is encouraged that the Limited Proxy be submitted via email in order to avoid delay in registration.

Please scan and send Limited Proxy to Privateer email.

13. Approval of Resolution to Allow Online Voting – waived until the following year due to this years time constraints.

14. Service Master update. Candie took 6 months to respond to our request of information related to the 1.7 million dollar SM charges (less 300k prepayment). She failed to produce the information requested in spreadsheet form relating to the 1.7 in charges. We continue to organize and sort through SM incomplete paperwork. Owner John Wyskiel continues to summarize and plot the information to prove reasonability and feasibility of SM charges. The information will be used to negotiate an appropriate \$ outcome. Candie has still not produced a complete invoice for the charges.

15. Additional Business

First floor fema Nfip payout legal opinion of how to disperse funds is being considered.

Lawyer recommends a release form be signed at time of disbursement.

Plan is to wait for complete lawyer advisory of how to proceed.

Hard wire of smoke detector will be double checked with R/E.

Any owners with address change needs to be updated for coupon book mailing.

Meeting adjourned at 10:10 a.m.

Noted by Stephanie – Secretary Privateer of FMB