

The Privateer of FMB Inc.

Meeting Minutes July 23,2024

Meeting called to order at 9:00 am July 23,2024 via online Teams meeting. Notice of meeting acknowledged.

Quorum established – Board members in attendance, Mike Waltman, Pat Andres, Norm Kruse, Stephanie Wyskiel, & Neil Rich. Kathy Delaney and Bruce Hawley joined meeting @ 9:10 a.m. Additional attendees during meeting are 41 members/family representative.

Agenda

Rescind Board vote of 01/23 RE: allocation of flood proceeds. Motion made by Norm and seconded by Pat. All in favor 5/5 who were present at time of vote, motion passed unanimously. Board decision to return to Chris Pope of Pavese Law Firm as Association attorney. Reasons for decision to return to Chris Pope are: 12+year professional history as the Association's attorney with no performance issues. Reason to disengage from Robert Caves is a performance issue based on his lack of availability/responsiveness. Waiting 6-8 weeks for a response from Att. Caves is considered unreasonable by the Board.

Budget contingency has been lowered to reflect a 12% contingency from 15% on the advice of Engineer George of GeoWorld. Service Master outstanding account has been closed and paid in full. After much negotiation the final bill owing was 1.4 million down from 1.7 million. The Board and Association is separate from individual SM/owner contract. However, Candie from Service Master is waiving any outstanding personal contract invoices to owners.

R/E construction updates continue weekly/distributed to owners. Estimated first white box completion will be in Buildings A/H. Order of building completion of white box in will continue with C then F/G then D/E. Further updates will be provided tomorrow.

Pat reports the General Liability & Umbrella policy are renewed as of this month. The wind policy is due to expire this August 23. Pat secured a 6-month extension from the wind carrier to Feb 2025. This will allow the property to be remarketed in Feb. and hopefully into a more economical market. The active Builders Risk policy will expire oct 31, 2024.

We have contracted with a vendor Beryl Engineering to facilitate and complete a milestone report & SIRS for Privateer by 12/31/2024. The study will begin as soon as we get further in the restoration. The Fla. State deadline for completion of study is Dec 31, 2024.

Mike has been assigned a loan officer for the SBA loan. The loan officer has not responded as of yet. Mike continues to work on the SBA loan and is actively trying to communicate with the assigned officer.

Finance update provided by Norm shows 3 delinquent S/A accounts. Current Hurricane funds available less Reserves is \$1,134,335.26. Expected Debits from July 23 until Oct 15 for Recon white box and sea wall costs are approx. \$2.34 million. The credits are variable and best estimates. They could be larger or smaller. Credits calculated from July 23 – Oct 15 are \$0.9 million. Based on the known cash flow, a negative balance could result on 10/15. The 2 sources of potential income are the SBA loan and outstanding insurance claim.

Norm learned the State has revamped the sand grant, increasing 50% to 100% up to \$600k. We are expecting \$225,000.00.

The sale of F112 has been approved. Announcement of buyer at next meeting.

New Board Members continuing previous Board member terms are Stephanie Wyskiel 2026, Bruce Hawley 2025, Kathy Delaney 2025 and Neil Rich 2026. The appointment of new Officers was done at meeting of 06/21, 2024.

Designated authorized check signing is Mike Waltman and Norm Kruse. Invoice approval procedure will be discussed at next meeting.

Discussion of procedure for owners requesting official records of the Association. Motion made by Stephanie to permit document request by owner via email, motion seconded by Pat, all in favor, motion carried.

Owners permitted to ask questions throughout the meeting and a Q&A period following all agenda items.

Mike will contact George from GeoWorld to arrange an Association construction meeting as requested by an owner.

Meeting adjourned at 9:53 a.m.