

The Privateer of Ft. Myers Beach, Inc.
Board of Directors Meeting #63
Date: April 18, 2024
Time: 9:00am – 10:00am EST
Place: Google Meet: <https://meet.google.com/jtx-aazd-ucd>

Call to Order and Roll Call taken at 9:00
Proof of Notice of Meeting confirmed.
Established a Quorum

Motion made to waive the reading of the minutes – Dave made the motion and Lisa seconded.

Approve Minutes of April 8, 2024 – Minutes – Bob motion to accept meeting minutes – Dave seconded - Minutes approved.

FEMA Flood Payout Cost Calculations

All agreed that we need to have a white box completed first.

Mike proposed that:

- Flood money will go back to the first-floor units after the white box and common mechanical elements are in place, if it keeps us under the 50% rule.
- Wind insurance money for 2nd and 3rd floors will go back to 2nd and 3rd floor owners after mechanicals are in place.

Seawall, pool, and common elements will be paid for via reserves, a special, assessment, or via SBA.

Lisa stated she wants to go to Rob Caves to have a specific plan set up.

Lisa stated, per our attorney, Rob Caves advice, that the 50% monies and additional claim money should go to what the adjuster paid the money for.

Lisa went on record stating that until we have further agreement from the board and legal counsel she will not vote for any proposal.

Mike will put a proposal together and send it to the board for review.

Lisa asked Mike to refer to January 23rd board minutes in that a motion was passed by all 7 board members: *“Financial path going forward to set aside specific Fema cost calculation from claim payout per first floor unit and remaining insurance proceeds shall be allocated towards insured common elements, white box, uninsured common elements, mitigation and restoration/construction.”* Mike responded that since that time additional resources have been presented to continue conversation on FEMA flood allocation. Lisa commented that the motion stands until it is amended.

Finance

April 18, 2024

Privateer Financial Update:

Cash on hand:

Operating: \$ 18,843

Cash Reserves: \$ 181,828

Cash Hurricane: \$ \$2,472,320

Forty-five owners HOA's PTD

Common Ground Repair Estimates (uninsured)

Update given on common ground elements that are uninsured and will need to be repaired or replaced. We have quotes for some items and are working to get quotes on the rest.

- Pool contract – permits pulled and is in the works.
 - Mechanicals \$19,950.00
 - Plaster of deck \$36,500.00
- Sun deck – landscaper has agreed to replace, but no quote yet.
- Parking lot – \$56,500.00 quote to repair
- Sea wall – no quote yet
- Secure pool deck – voids under the pool deck – two estimates – one for \$7,500.00 one for \$15, 538.00. George from GeoWorld is evaluating the quotes.
- Fencing is included in the bid from RE.
- Landscaping – have quote for \$130,000.00.
- Laundry room (washer and dryer) – no pricing yet
- Tables and chairs around the pool – no pricing yet
- Property lighting and sprinkler system – no quote yet
- Shed (Dave stated that hurricane proof sheds are available)
- Bike rack
- Water fountain for pool area

SBA Loan

Mike had contact with them yesterday – loan progressing but no timetable yet. All information is up to date and there is nothing more to do currently.

Special Assessment

Bob noted the last Recon bill was \$345K and said he anticipates that as work progresses, he would expect the next 4 months bills to come in at that range. We are getting to the point where large bills are coming in from RE. We anticipate that in July or August we will need more money to cover the billings. The board will work to formulate a special assessment. Depending on what additional monies come in (and when) from FEMA via the special adjuster will determine what is needed. Pat stated that she hopes to have more information in the next few days.

We need to ensure that we can submit additional expenses (as they are identified) to FEMA for additional payments.

It was noted that the fire alarm on the exterior of G108 needs to be replaced and that RE stated that it could be very costly. The board will review our policies to see if this is covered by insurance.

Service Master Update

We will propose to SM that we are willing to pay up to what insurance valued the job at and no more.

If SM does not accept the offer, we will let them know we will go to court and start with what we believe the actual value of their invoice is.

Total invoiced project cost is \$1.7 million. After initial negotiation, they dropped their price to \$1.6 million. Based on our analysis, we are offering roughly \$800,000. We have already paid \$300,000 so we are prepared to write a check for roughly \$500,000.

It was noted that we received \$1.4 million to pay for mitigation costs.

It was noted that FL law states there is a limitation on when a vendor can put a lien on a property. This time has passed so we are comfortable they cannot do that.

Insurance

We are being non-renewed for our Umbrella policy, but agent is confident he will be successful in marketing for a new Umbrella carrier for us to be effective 7-15-2024

Our flood policy has been renewed and paid for.

Wind reports are generally required when shopping for insurance. We are getting wind mitigation reports updated and working with GeoWorld to get that done. Owners may be in a position of renewing insurance and Pat encouraged owners to keep their existing policies active. Let carriers know that new wind mitigation reports will be coming as this may save you money.

We are looking at initiating a builder's risk policy to get us through the season while the property is being rebuilt.

Building Committee Update

No update currently.

RE Update

Building C, F and G - Fire-resistant drywall installation in the attic has begun.

Venting for 2nd floor and 3rd floor dryers will need to be redirected to the exterior of the buildings to meet code. They no longer can be vented into the attic. If this pertains to you, you will be notified by RE, and a quote will be provided. This will be at the owner's expense.

Framing done in all bldgs. Except D and E

Anticipating having electric in A and H within a week.

Rough in for HVAC, electrical and plumbing in A, H and C is complete and passed inspections.

Rough in for HVAC, electrical and plumbing in F and G is expected to be completed by early next week.

Buildings D and E will be next for HVAC, electric, and plumbing will be next.

Seventy-five percent of the framing is done in building D and E.

Units that have AC are starting to have drywall installed.

RE Individual Invoice Package

We continue to work through these and will get them out as soon as possible. Everyone will get a package and there will be a point person from RE to speak with. The contract will be individual and will need to be signed by the owner. We will evaluate potential surplus after the white boxes are built to determine if we can give additional monies to owners.

Bill Russell asked for a final damage estimate for each individual unit. Bill would like a copy of that document. Lisa explained that the 50% rule is what we are focusing on first.

The board is addressing the quality of materials that will be presented to the owners by RE as options. We have learned that the town requires lighting fixtures, etc. which were not in the initial package. This is one of the reasons for the delay.

It was noted that we need invoices for floors and CMU blocks for building D and E. Insurance requires broken out invoices for these items. Mike and Bob are looking into this.

Next Board Meeting

To be determined shortly and owners will be notified.

Additional Business

Note that the new fire code requires that each unit must have four fire detectors. These detectors will be installed as part of the rebuild contract at no additional cost to the owner.

Norm noted that we will need before and after pictures of the sea wall to satisfy the grant requirements.

A motion was made to adjourn the meeting by Bob and seconded by Lisa.

Meeting adjourned at 10: 30

Respectfully submitted,
SR Pelletier - Secretary