POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.MINUTES OF BOARD MEETING
Thurs Feb 13, 2025 @ 8:30am est. **HELD VIA ZOOM**

The Pointe South board meeting was called to order by President, John Lange at 8:36am est. Roll call was held, and a quorum was ascertained. The meeting agenda was posted on the Pointe South portal. A motion was made by Bob Weber moved to dispense with reading of minutes from the last meeting; seconded by Pam Kroese, all agreed.

Old Business:

Reconstruction Update

- draft for the survey still in progress. Engineer asked to have the elevation of the buildings ground level added to survey. Hope to have final drawing later in the week.
- permit for the seawall is under review with FMB
- pavers delivered for the parking lot
- repairs on Tiki hut will be completed this week
- Larry will meet with Fire Alarm company to investigate and gain estimate to add sprinkler system in laundry area. A meeting has been arranged with Marmic Fire to walk through PS to put together a list of what needs to be completed for occupancy permit
- still waiting on north and south window replacement. FSG is looking into time frame for delivery
- working on activation of internet for office this week
- cinderblock has been ordered for walls of bathroom
- when lift is on site for window replacement, repairs will be made to the downspout on back site of building
- a recommendation was made to upgrade the owner's closest walls to a cement board material instead of plywood.
- Larry Den Herder made a motion to upgrade siding of owner's closet to a cement board material. This is a #33,000 change in cost. Moved by Bob Weber and seconded by John Lange. All agreed.
- waiting for a proposal for completing the lower lever community area.
- paint on repairs in stairway to match building
- a quote was received from Claudio from Romano Shutters to replace the inner unit doors and the screen doors of the first floor units plus the office. A motion was made by Larry Den Herder to approve the estimate, and John Lange seconded the motion. All agreed.
- TKE has been on site and have installed the interior panels in elevator and cleaned up the area. They are still need to replace the pistons and awaiting on these materials.
- waiting for a schedule from Price to complete the work on the meter modules.
- FSG is ordering the concrete today to fill the slab for the office condenser and the booster pump.

Rebuild Update 1st Floor Units

- 101, 102, 104, 105, 106, 107 counters all installed. 103 kitchen counters are installed, just need bathroom counters. they have been ordered and should be received sometime this week.
- some owners have requested further changes to their floor plan and Kristin will reach out to cabinet vendor for a quote
- outstanding door ant trim delivered yesterday
- final plumbing will be completed after final paint completed.
- all drywall repairs patching and texturing has been completed on first floor units
- still have crown molding to be completed in a number of first floor units

2nd to 5th Floor Units Progress

- permit for repairs to major damaged units was bounced back for more information as there was some changes in the Permit process as of Feb1
- 6 of 9 units that required electrical repairs have been completed. Permit is still in review with FMB
- plumbing permit still in review
- minor damaged repairs are still in progress and approximately 80% complete
- smoke detectors required per code have been ordered and will begin installation in units next week

Cleaning and Remediation

- N&D is progressing with the cleaning of units and air quality tests have been arranged. Approximately 80% completed.

Ironclaim Update

- no further update with respect to insurance claim

General Comments from Board

- no further discussion
- next board meeting will be Friday Feb 21, @8:30am
- tentative owner meeting to be held Wed Feb 26th @7pm est; 6pm cst.

Motion to adjourn meeting

- John made a motion to adjourn meeting at 10:15am and Bob Weber seconded, all agreed