POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.MINUTES OF BOARD MEETING
Fri May 02nd, 2025 @ 9:30am est. **HELD VIA ZOOM**

The Pointe South board meeting was called to order by President, John Lange at 9:31am est. Roll call was held, and a quorum was ascertained. Sandra Ovington and Jackie Fiegen are also in attendance. The meeting agenda was posted on the Pointe South portal. A motion was made by John Lange to dispense with reading of meeting minutes from the last meeting; second by Pan Kroese, all agreed.

Old Business:

Reconstruction Update
- no further word on the drainage permit.
- discussion plans for drainage improvements and Tidewater is preparing quotes for the pavers, retention pond, and parking lot. John and Bob explain the plan to replace drainpipes, clear out drains, and add a new drain on the north end.
- the board discusses flood protection measures for the building, focusing on installing flood dams for various doors. Bob has received a rough quote of about $1000 for a 36-inch door dam. They consider which doors to protect, including the laundry room, elevator equipment room, electrical room, cleaning room, and community room. The estimated total cost is around $15,000.
- still waiting for electrical panel for elevator
- received 2 estimates for owner closet doors and awaiting one more
- Sherwin Williams rep will be providing 3 estimates for painting of all surfaces that require paint due to repairs made.
- Tidewater is able to do some work on the existing parking lot drains and put in the retention pond. Jeff will start some of the greenery work in the next few weeks and cleaning up the parking lot and roadside landscaping.
- waiting for estimate on completing the ground floor community room.
- The board members express concern about vetting new contractors, with Larry suggesting a policy to check their legitimacy. Kristin explains that most companies she's working with are either known to the association or come highly recommended but agrees to provide more information and references for further vetting.
- The group discusses the need to clean out city storm sewers as full of sand to prevent flooding on their property. John plans to email city officials about this issue, with Larry suggesting additional contacts to ensure action is taken.
- a phone line is required for the elevator certificate and John is looking into a wireless system option.
- looking for proposals from Custom Painting and Bailey Hilly to take over the GC and permits

Rebuild Update 1st Floor Units
- Bob performed a walkthrough of the first floor with Barb and created a punch list in each unit that was identified by Barb as needing correction
- Luxe is doing a walkthrough and final carpentry punch out items tomorrow 5/2. The electrical outlet moves and 106 oven wiring will begin on Monday, and all electrical corrections completed by Tuesday
- Luxe to provide a list broken down by unit for cabinet repairs or replacement and work on deficiencies from previous contractors
- Painting and prep work has started in unit 101 and will move to other units as Luxe has made all their corrections
- back splash has arrived for units that have ordered backsplashes and will be installed after final paint
- window sills will be installed after paint is completed
- Estimate to repair concrete on north side of building were former cable was is under review

2nd to 5th Floor Units Progress
- Tyler from Rice is meeting with Kristin next week to follow up on plan on window deficiencies.
- The first level of firewall ceiling to be inspected tomorrow for the unit 501, 506, 507 and then all drywall can begin and taken to completion. These 3 units have a decent amount of drywall already started on the walls.
- Estimate from Romano Shutters to make repairs as necessary on walkway windows has been approved.
- 204, 301, 407 passed electrical/plumbing and now waiting for insulation and framing inspection and is the works now that the permits have gone through
- Luxe will focus on drywall in front bedrooms so we can mount the horns for the fire system
- Claudio will work on making repairs to street side windows
- Claudio is also working on the self closing hinges for unit doors.

Occupancy Permit.
- Kristin is working with Luxe to expedite the drywall installation in the major damaged units on 2nd – 5th floors. Permits just approved for 3 units and inspections still required for framing and insulation
- working on the Bulletin Boards for signage for fire requirements
- approved estimate from Dalton for railings on the north stairway railings

Reservation/Re-Opening
- we have a phone line in the office now working
- looking into hiring staff for the office
- Bob met with Escapea and received a name of consultant that is familiar with our system and Bob has a meeting schedule to discuss getting our reservation system going
- Sandy and Jacki is going to working on Web page and have a meeting schedule with Realtech

Ironclaim Update
- no further updates from insurance companies
- the board has handed all information to lawyers for the next steps
- Kristin spoke with Ironclaim and they are working with flood insurance for the electrical details so they can release that portion of the claim

General Comments from Board
- Bob presented a rough breakdown of costs, classifying them as near-term and long-term. He also suggested deferring certain expenses, such as the outdoor furniture and linen costs, to later dates. The team agreed to further discuss these points in a future meeting

Motion to adjourn meeting
- John Lange made a motion to adjourn meeting at 11:30am and seconded by Bob Weber, all agreed
- next board meeting Fri May 16th 9:30am est