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POINTE SOUTH CONDOMINIUM
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**POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC. MINUTES OF
BOARD MEETING Thurs Aug 27, 2026 @ 9:30am est. HELD VIA ZOOM**

The Pointe South board meeting was called to order by President at 9:32am est. Roll call was held, and a quorum was ascertained. Kristin was in attendance. The meeting agenda was posted on the Pointe South portal. A motion was made by Bob Weber to approve the minutes of the previous meeting and seconded by Sandy Ovington and all agreed.

MEETING INTRODUCTION:

- 1) Call meeting to order by John Lange, President
- 2) Anne Russell, Condo Association Secretary, will read and record the motions made during this meeting.
- 3) Calling of roll; quorum
- 4) Proof of notice of meeting.
- 5) Approval of the minutes of previous meeting – Anne Russell Secretary.

New Business:

1) Finance Update

Owner Receivables

- at present PS has three owners that are delinquent in the quarterly payments. One owner has still not paid the last special assessment. The Board is actively pursuing to have payments made as soon as possible.
- the Bank is allowing \$250,000 LOC if PS has only 2-unit delinquencies. Bob will advise the Bank as soon as we only have 2 delinquencies and can set up the \$250,000 LOC
- Bob has put together a proposed budget, and a motion was made by Bob to have the proposed budget version 5 be sent to the owners with the second notice. John second and all agreed

2) Manager Update

Emergency Operations Manual review

- Kristin has put together an Emergency Operation manual for the Board to review and approve implementation

Old Business:

1) DBR

- Tom was unable to attend today's meeting but will send a report later in day.
- it seems that there is a low booking all along the beach
- Tom is anticipating an increase in rentals over the next few months for high season
- Tom has reached out to the Chamber to use their rates but also to pool rate studies from other properties along the beach. It was found that all are experiencing a low rental
- DBR is sponsoring the Boat Racing, and this will be an opportunity for more advertisement of Pointe South
- a suggestion was made to have a sign on the beach side to increase advertisement of Pointe South. Sandy and Kristin to investigate options
- Also a suggestion was made to send an email blast to past renters as a reminder that we are now open.

2) Building and Grounds

- Sandy and Kristin are working on a presentation for the upcoming Annual Board meeting of upcoming future projects to complete. i.e. Tiki Hut,
- our landscaping company has been maintaining the property.
- PS has had an influx of mosquitoes around the property. Kristin has been reaching out to Fort Myers beach regarding pest control and waiting for a reply, however in the meantime we have put dunks, tablets that go into retention to help kill the larva and getting the male mosquitoes out. Also placed some bait boxes in last bay under the air conditioner unit and to attack male mosquitoes and help kill the larva.
- Kristin has created a responsibility list of duties for Yamilet working hours during low and high season. Duties include cleaning of bathrooms, pool area, grill area etc.
- John is still investigating the permit for a drainage tank that we began year ago. Still have not heard back from the engineer. John will follow up. Note the permit once received can be extended in 6-month increments. The retention pond seems to be handling rains for the time being. Some ponding in parking lot but drains quickly into retention pond

3) Insurance update

- the board has been working with PS Insurance Broker to get quotes from other insurance companies for our Wind carrier and the Board has decided to go with a new insurance company called Lloyd's. Lloyd's offers better coverage.

4) General Comments from Board

- no further comments from board

5) Motion to adjourn meeting

- John Lange made a motion to adjourn at 10:48am and enter an executive session. Seconded by Bob Weber. All agreed
- next board meeting Thurs Sept 24th, @ 9:30am