

The Waterfront

Board of Directors Meeting

10/25/2022

Minutes

The meeting was called to order by President Rhonda Tibbetts at 11:03 AM EST. A quorum was established with Rhonda Tibbetts, Bobbi Sajtar, Sam Spring, Kieran Repko, Dennis Grant and Sonny Saunders.

Proof of due notice.

Owners logged into the meeting were Denise Valerie, Pat White, Helbert, Kathy Moore, Ruth Ann Pouliot, Linda Mez, Diane Scott, Terry Hewitt, Todd Nash, Wendy Pieper.

Dennis Grant made a motion to approve the following minutes: Emergency Board Meeting on 10/03/2022; Emergency Board Meeting on 10/06/2022; Special Board Meeting on 10/18/2022. Sonny seconded the motion. Motion passed unanimously.

Board Officer Reports

President

One board member has resigned and the board will need to appoint someone to serve until the elections are held in February. Let Rhonda know of anyone interested in serving out the term.

The contract with SAM Plumbing for the removal and reinstallation or replacement, as needed, of water heaters when the drywall is being replaced needs to be approved by the Board. Sonny made a motion that we accept the plumbing contract with SAM Plumbing. Sam seconded the motion. Passed unanimously.

Committee Reports

Sonny met with Mike Sidlovsky of Aqua-Matic Irrigation Systems regarding the damaged lake pumps. The two fountain pumps were ruined by the salt water and must be replaced. The 5 hp. motor costs \$5,527.30. The 25 hp motor costs \$13,210.97 for a total of \$18,738.37. The quote is a good price. Dennis made a motion to approve; Sam seconded it. Motion passed unanimously.

Sonny also will talk to Mike about retro-fitting the fountain valve behind 2206 to allow us to lower the lakes when needed.

Old Business

Hurricane Ian

Rhonda asked Sam for an update. The first phase is removal of damaged items. The remediation crew began at 2249 and have been working through the units sequentially. After the damaged drywall and cabinets have been removed, the units are cleaned and sanitized. Then they have to be tested for mold and bacteria and pass that inspection before the next contractor can come in and begin rebuilding. For the most, demolition has been completed up to 2262, and that the crews are now working on 2262-2294. Unit 2174 will be worked on last. The hygienist, Annalise Compton, was on site today to do some testing and speak with some of the owners including 2270 B, 2278 A, 2278 B and 2174.

We should be getting a quote from the drywall installer contractor soon. We are hoping to manage the schedule so that the drywall installer comes in as soon as we get the all clear from the mold/bacteria tests. Blue tape on the outside garage wall indicates a unit is ready for testing. People are asked not to enter these units due to inadvertently causing possible contamination. Even so, we can't tell owners they have to vacate.

Many lower units have been rendered uninhabitable at this time. Sam asked if any of the upper units could be made available for the lower unit owners to use until they can inhabit their own places again. Could we somehow get a list of unoccupied/available upper units?

Questions from owners:

Are the water heaters going to be reinstalled? Ones that are still good will be reinstalled. Ones that are damaged by the flood will be replaced at a cost of \$1400 each. If the water heater is useable but the owner wants a new one, he will bear the cost. The water heaters have to pass current code standards in order to be reinstalled.

When will the floors (tile flooring does not need to be taken out) in lower units be removed? Sam needs to check with Travis on that. They may be removed later. Or, he thinks they may need to be removed before the mold/bacteria tests are done.

My marble countertops were removed. Will they be replaced? Most of the cabinets/countertops had to be removed because of the flood damaged drywall behind them. State law requires removal of any flood damaged items that can grow mold/bacteria. Many shower walls were also taken out for that reason. If the cabinets and countertops are undamaged, they will be reinstalled. The shower tile has to be replaced.

2233 B The owner hasn't been able to come down and wants to know whether or not the granite shower in his master bathroom has been removed. Sam will find out for him. He is very happy with the response to this disaster.

Sam asked if the owners, who are not on site, are satisfied with the information updates. The owners responded that they feel like they are being kept in the loop and are informed. Rhonda mentioned they should also check the waterfrontinnaples@gmail.com as we will try to start utilizing that also for communication. Rhonda is hoping to post the insurance information and updates on the website. They will work on setting that up.

2206 B said the emails were not coming through at first but it has improved. Rhonda explained that the management company did not have power or internet at first and they were working off an old list but now have the list updated last year.

2182 D said he thinks the refrigerator in their garage was damaged by the flood water. Sam asked the owner to check on it.

Question regarding the status of the dock.

Sonny said the dock was severely damaged. Part of the dock is on its side. 8-10 piling have been broken off. The west end of the dock is unsafe; the east end is useable. We have put caution tape across the entrances to the dock. Enter at your own risk. On the plus side, no boats were lost.

He contacted nine companies regarding repairs. Three are coming out to give a quote. The first, Nelson Marine, is the company that built the original dock and has done repairs on it twice. Garland & Garland could do it, but can't get out here for at least sixteen months, if not longer. Greg Orlick doesn't have the equipment needed to do the repairs.

Repairs are running 4-18 months out. Hopefully, when repairs are started, the boats can be moved around to accommodate the repairs.

Sam brought up the fact that although the flood adjuster was out quickly, the claim takes months. We may even have to address additional problems as a supplemental to the claim. But in the meantime, we will need money to pay the contractors. We can't wait for the insurance payout. And we have the \$200,000 deductible to pay.

We do have reserves we can borrow from to pay some of these costs before the final adjustment/settlement comes in. There is a possibility of an assessment.

The pool house and docks are not covered by insurance.

2166 B asked if the board has made a decision about hiring a contractor to do the repairs/replacement phase. The HOA has hired a contractor to do the drywall and baseboard installation. He will also be able to install cabinets and countertops. He will be bringing in a cabinet and countertop manufacturer to offer selections. He will be able to do flooring and also bathrooms. If owners aren't satisfied with his selections, they have the option to hire their own contractor. If they hire their own contractor, they will receive the reimbursement for that expense at the time of the insurance claim settlement per amount decided by the insurance company.

Sam will be talking to the reconstruction contractor soon to get more information.

Rhonda said some owners have already hired contractors and ordered materials.

Our insurance pays for "like/kind".

2174 asked when the HOA would need his original receipts from his remodel. He should just hang onto them for now.

Lisa Cannon has volunteered to do a spreadsheet of the whole project. This will be a tremendous help in keeping track of all the work being done.

A question was asked whether or not the reconstruction contractor will match the texture on existing walls when he replaces the drywall. He will prime the drywall. Sam will find out about the texture.

Also the quote from the contractor is for the same baseboard and trim in all units. In most of the lower units, all the trim has been removed. Again, Sam will be asking the contractor about all these issues. The walls will have to be a consistent texture.

But, let's do first things first, get the sheetrock up and water heaters installed and then move on to the cosmetics.

2286 B said that his personal insurance company informed him that he will not be reimbursed for a special assessment due to Hurricane Ian since this was a flood water issue ("water up"). Rhonda will still check with her insurance company to see what they are going to do. Insurance companies usually reimburse for up to \$2,000 for special assessments due to disasters.

2217 C said people are dealing with a lot of disaster related expenses right now. Is there another avenue we could explore for funding other than a special assessment? Can we check with FEMA? Rhonda said we are checking into various options including a line of credit and a small business loan.

Dennis asked about the open board position. Rhonda has asked for names of people who might be interested to contact her. Ballots will be going out soon and their names can be added to those.

We need to schedule a special board meeting to appoint a new board member, to ratify contracts and to stay on top of all these issues.

It will be held on November 10, 2022 at 11:00 AM EST.

It was brought up that the annual budget needs to be finalized and sent out to owners according to the bylaws.

We are also changing management companies as of 11/01/2022. Our new company is Newell Property Management. Further information will be sent out soon. Please continue sending items to CMA until 11/01/2022.

The next meeting will be on November 10, 2022 at 11:00 AM EST.

A motion to adjourn was made by Sam and seconded by Dennis. Motion passed unanimously. Meeting adjourned at 12:26 PM EST