

THE WATERFRONT
OPEN BOARD OF DIRECTORS WORKSHOP
12/12/2022

The meeting was called to order at 7:31 AM EST
Quorum established with Rhonda Tibbetts, Dennis Grant, Ginnie Wile, Bobbi Sajtar, Sam Spring and Kieran Repko. Proof of due notice.

A motion was made by Sam Spring to approve the board meeting minutes for 11/28/2022; 11/30/2022; 12/02/2022; 12/05/2022; 12/07/2022. Dennis Grant seconded the motion. Motion passed unanimously.

The HOA's lawyer has reviewed the contract with Williams & Thomas and one change was made to it making Collier County Florida court system, as opposed to Colorado, the place where any litigation would take place. Rhonda will meet with Chris Edden today to give him the signed contract and check, and the notarized Notice of Commencement.

Chris will hold weekly meetings on Tuesdays at 7:00 AM with board members. He still needs to give us his quote for the upper units' garages and utility closet areas. He did an inspection of those units on 12/08/2022. He will be consulting with the individual home owners soon.

Board members will walk through on the initial inspections with Williams & Thomas electricians and plumbers as well as at other times during the rebuild.

Rhonda has given him and Coastland Custom Builders a spreadsheet with unit information, including which units are a priority and which owners have hired their own contractors. Unit 2206 A now wants the HOA contractor to do his rebuild. Unit 2198 A is still deciding. Unit owner of 2262 A also still needs to let Rhonda know what contractor she has decided to use. Rhonda will keep updating the spreadsheet. Any "change order" must be submitted, reviewed by the Board and signed by Board President Rhonda Tibbetts.

The owners who hire their own contractors must have them submit their license/insurance and permit information to Newell Property Management Company. If these contractors have any questions, they should also send those to Newell.

The board is still trying to obtain copies of the insurance claim files from Randy Hicks, flood claims adjuster, and DKI. Rhonda thinks they may be waiting for final clearance from Hartshorn Bros. We should be getting the final reports this Friday.

Dennis and Rhonda were able to get a few per unit dollar amounts from Randy over the phone, but at least one of them is incorrect regarding the amount of damage. Since he documented with pictures, we think he has attached the wrong unit address to the file. These mistakes will have to be corrected and supplemental claims will have to be submitted for these items as well as for any additional damages discovered over time.

Sam got an email from Wrightway trying to convince us to hire Blue River for the rebuild claiming they would work with our insurance to stay within our limit. Sam told him to speak with Rhonda. Sam then got an email notice from them for the work done by DKI.

Rhonda said they need to submit the bill and it goes to our insurance agent, not the HOA. Sam said even when we receive an insurance payout, we need to put off paying DKI until we are satisfied with the charges for work done and credits for any additional damages caused by the deconstruction.

Our electrician is coming out to inspect and repair the electrical problems at 2190 B.

A private contractor was removing tile flooring on Sunday. He was asked to stop work as no contractors are allowed to perform work here on Sundays. Rhonda will be sending out another owner update this week and will include this reminder.

We then discussed the feasibility of hiring a Public Adjuster. Kieran and Dennis are concerned this process could slow or stop our settlement checks from being sent out. Bobbi said she thought he got involved in the process after the final settlement since his 10% commission is based on what monies he gets for us above that final settlement amount. It seems that he has to notify the insurance company of his participation before that point. Sam suggested asking Randy Hicks if a Public Adjuster could get items included in a claim that weren't already included. He would also like to find out if a Public Adjuster could check the bill from DKI for line items that could be disputed and removed.

Dennis will try to set up a meeting on Thursday with Gene Petilli of Xpert Adjusters.

Bobbi asked if we have been getting any kind of a monthly report from our lake maintenance company, Advanced Aquatics, because she hasn't seen anyone out here for awhile. She suggested Sonny Saunders as the board liaison with the company since he already supervises maintaining the lake liners and pumps. She will ask Sonny if he will agree to do this.

Rhonda is still trying to get a mold remediation company out to unit 2182 D. It is critical to get one out to the unit ASAP. Rhonda, Dennis and Bobbi will apprise the owner of the difficulty.

Rhonda asked if we could cut these open workshop meetings down to once a week. We decided on Thursdays at 7:30 AM EST, beginning this week on 12/15/2022.

Sam made a motion to adjourn. Dennis seconded. Meeting adjourned at 8:19 AM

