

THE WATERFRONT
OPEN BOARD OF DIRECTORS WORKSHOP
12/02/2022

The meeting was called order at 7:32 AM EST.

Quorum established with Rhonda Tibbetts, Dennis Grant, Ginnie Wile, Sam Spring and Bobbi Sajtar. Proof of due notice.

Crown Roofing is coming back out again today to continue repairing roof leaks in units 2182 D and 2233D.

Rhonda sent out a spreadsheet with contractors' quotes for plumbing and for drywall installation including the baseboards and painting. One drywall bid also included interior door jambs. One contractor could do 3 units at a time and could start immediately. She is still waiting on quotes from Williams and Thomas General Contractors and LaPorta Contracting, the companies who came out on Thursday.

Rhonda is going over to the Collier County Building Department after this meeting to try and pull a permit for drywall for the whole association.

Rhonda suggested a payout of \$7,500 to pay for drywall costs to owners who are hiring their own drywall contractor. If the board does this, the owner must understand this is their portion of the insurance payout covering drywalling. It will be deducted from their settlement amount. It might be a good idea to have the owner sign a written statement to that effect.

Dennis asked what is the payout plan for these contractors. He suggests paying half at the beginning of the job and half at the end. Rhonda said we would have to assign a specific number of units to a contractor (quotes given being per unit), then we could cut a check up front for half the cost. It takes a week or two to get a check cut.

Rick Sajtar said the Board needs to have the contractors sign a waiver when they pick up their checks as proof of payment.

Rhonda will send out an updated contractor spreadsheet this weekend. We will vote on contractors on Monday.

We also have to address the electrical and plumbing issues before drywall is installed. We must have the units inspected and make sure everything is safe and ready (roughed in) for drywall. Ruth Ann Pouliot said they do have electrical issues that have to be fixed due to flood damage such as garage outlets tripping the breaker when they try to use them.

Bobbi made a motion to adjourn, Ginnie seconded it. Meeting adjourned at 8:03 AM EST.

NOTE: At the Building Department, Rhonda was told that we cannot pull a permit for the whole association. The contractor, who must be a licensed GC, must pull a permit and it has to be per building. If an owner is hiring their own contractor, they must pull a permit for their unit.