

**THE WATERFRONT**  
**OPEN BOARD OF DIRECTORS WORKSHOP**  
**12/07/2022**

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

The board has hired 4 major General Contractors and two smaller ones. Each has been assigned specific buildings and has the unit number priority list. Permits are assigned per building.

We will discuss hiring Williams and Thomas Construction to do the whole rebuild.  
Board members will meet with the firm this week.

We should also have a back up contractor in case that plan doesn't work.

A question was asked about having plumbing inspected and prepped for drywall installation. The HOA will be using our regular plumber, SAM Plumbing, but some of the contractors have their own. Rhonda said the drywalling installation shouldn't be affected.

Since Williams and Thomas Construction has their own electricians, we will ask them to do the electrical check.

Dennis and Rhonda talked to Randy Hicks, the flood adjuster. He has submitted the claims for 4 out of the 8 buildings. We may receive the first payouts in another 2-3 weeks. We already have supplemental claims that need to be submitted. Rhonda is getting the unit folders from DKI to aid us in that process. Any supplemental claim an owner has needs to be given to the HOA to be included in the claim since the insurance is through the association. Both felt it was a productive conversation and that Randy is truly working for our side.

Dennis said that it is vital for owners to send in the assessment monies as we need those to pay for the work being done.

Lisa Cannon asked what she needs to do to get ready for the drywall installation. Basically the work area needs to be clear. We can help her move things out of the way.

Diane Scott asked for a timeline, hopefully maybe they could be back in their condo in a month? The owners of the unit they are currently using will be coming down soon. Dennis said possibly. Drywall and possibly trim could be up, but not sure if the cabinets and showers would be back together that quickly.

If we get Williams and Thomas to do the rebuilding, they will meet with the individual owners on their choices.

Diane Scott said her contractor knows what she wants for her bathroom but she will check back with him regarding plumbing.

Diane also asked when the holes will be filled in. These are the areas where the building water shut off valves are located. The lids for the boxes are on back order. We have been waiting for them since the beginning of September. We will check the areas and fill them in as best we can.

Dennis asked if our contractors have the unit plans needed for the permit application process. Rhonda said they are on the Waterfront website.

We hope the county permitting process won't take too long.

As soon as we get a work schedule, we let the owners know.

Dennis said that when the drywall installation begins, owners should **NOT** interrupt the workers with questions. They will only slow the work down and the workers won't know the answers anyway.

Meeting adjourned at 7:54 AM EST.