

The Waterfront in Naples
Emergency Board of Directors Meeting
1/04/2023

The meeting was called to order at 8:00 AM EST.

Quorum was established with Rhonda Tibbetts, Sam Spring, Dennis Grant, Ginnie Wile, Kieran Repko and Sonny Saunders and Bobette Sajtar.

Proof of due notice.

The following minutes were approved as written: 12/08/2022 Budget Meeting; 12/09/2022 Open Meeting; 12/12/2022 Open Board Meeting; 12/15/2022 Open Board Meeting; 12/22/2022 Open Board Meeting.

The minutes from the Special Board Meeting of 12/28/2022 were approved after being corrected to read as follows:

“We have levied a special assessment as per the Board Meeting of 11/17/2022 for the purpose of funding emergency repairs caused by wind and flood damage during Hurricane Ian.”

A motion was made by Sam Spring to approve the lease for 2198 C. It was seconded by Dennis Grant. Motion passed.

A discussion ensued regarding hiring a Public Adjuster. The board has already interviewed two Public Adjusters. Both had good points as far as job capability. One would charge 10% on the total settlement; one would charge 10% on monies gained above our settlement amount.

The flood adjuster, Randy Hicks, said it wouldn't matter to him if we hire a Public Adjuster or not. Rhonda said she feels we should only hire a Public Adjuster when we feel we really need one.

Sam would like to wait and see how much of the insurance settlement will go to DKI and what kind of financial shape we will be in after that.

Dennis agreed that we could wait and see. He asked Rhonda to have Randy Hicks come back out and revisit our units.

Rhonda will set up a meeting with the third Public Adjuster, as required by Florida law. She will also ask for the insurance numbers again. We have hurricane damage bills due now.

Jim Morowczynski commented that we should hold off on hiring a Public Adjuster until after we see the initial claim settlement amount. We could address the Public Adjuster issue then instead of now.

Dennis then gave an update on Williams and Thomas. Both Rhonda and Dennis spoke with Chris Edden to find out what is holding up progress. Getting the permits has been an issue. Dennis also went to the county regarding permit application process and issuance.

Chris finally got permits issued for 2166 A-D, 2190 A-D, 2278 A-D and has completed the process to get the ones for the rest of his buildings.

A motion to adjourn was made by Sam Spring and seconded by Dennis Grant. Meeting was adjourned at 8:25 AM EST.