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**The Waterfront in Naples Condominium Association, Inc.**  
**Board of Directors Meeting**

Tuesday, February 28, 2023 – 11:00 AM EST  
Newell Property Management  
Via Zoom

**Agenda**

**1. Call to Order/Establishment of Quorum/Proof of Due Notification**

President Morcowczynski called the meeting to order at 11:04 AM EST.

Present – President J. Morcowczynski, Secretary/VP D. Lee, Vice President S. Saunders, Director D. Grant, Director A. Moon, and Director T. Nash. Also, in attendance was Linda Meulenberg with Newell Property Management.

Meeting was posted in accordance with Florida State Statutes.

**2. Approval of Previous Meeting Minutes: 02/13/23**

Vice President S. Saunders motioned to approve minutes from 2/13/23 with Director D. Grant 2<sup>nd</sup> the motion. Unanimously approved.

**3. Board Officer Reports**

**Presidents Report**

**Ratify Approval of closing on sale of unit 2206B**

Sale of Unit was approved with Director Grant making a 1<sup>st</sup> motion, Vice President S. Saunders 2<sup>nd</sup> the motion. Unanimously approved.

**Appointment of Board Member**

President Morcowczynski stated he had 3 members submit for Board Positions. Those were Kathy Moore, Todd Nash and Ruth Ann Pouliot. President Morcowczynski spoke with all three and recommended Mr. Nash to complete a 1-year term. Director Grant made a motion to approve, and Vice President Saunders 2<sup>nd</sup> the motion. Unanimously approved.

President Morcowczynski also is appointing 2 non-voting officers, Kathy Moore and Bob Mez to lock & unlock units for vendors as needed. Secretary/VP D. Lee made a motion to approve and Vice President S. Saunders 2<sup>nd</sup> the motion. Unanimously approved.

**Treasurer's Report**

Review of Monthly Financials

Nothing to report.

#### **4. Committee Reports**

##### **Architectural Review Committee**

Approval of ARF – Unit 2174  
Approval of ARF – Unit 2286B  
Approval of ARF – Unit 2294C  
Approval of ARF – Unit 2206B  
Approval of ARF – Unit 2182D  
Approval of ARD – Unit 2186C

Per ARC Bob Mez he is in need of additional information and drawings in order to approve Unit 2206B.

Motion was made by Secretary/VP D. Lee to approve all with the exception of Unit 2206B, the motion was 2<sup>nd</sup> by Director, Todd Nash.

##### **Dock Master**

Vice President S. Saunders sent bids out to several to do a repair of the existing dock and for a complete rebuild. The repair estimates came in at about \$35K with a 3-4 week wait time after signing of contract. The rebuild came in at about \$100-130K with an 8-20 wk. or more wait time. Sonny recommended that they repair for the time being. Noting that a plumber would also be needed to repair the water and an electrician. The cost included the plumbing but not the electrical. Sonny does not think it will be expensive and will ask Jeff who disconnected the electric after Ian to hook it back up. Sonny also made note that the pilings are currently in 12-18" rock and all have to be rock punched.

Owner, Bob Mez made a comment that pressure treated lumber should be used due to cost and heat factor over synthetic decking.

President Morcowczynski agrees with Vice President Saunders and wants to go over the finances.

##### **Maintenance Committee**

Deck on Unit 2174 . Vice President S. Saunders said he just gave permission to Newell today to proceed with their vendor to complete this project. President Morcowczynski made note that we should only be replacing boards for safety issues at this time.

##### **Pool & Palm Trees**

Marion received a quote from Greenway Landscape Supply, Mobile Lawn Care for \$1,895. To complete the remove of the trees, stone, pots and dig out planter bed. President Morcowczynski will send an approval to Newell Property Management to proceed with this proposal and keep Director D. Grant informed of dates. President Morcowczynski would like



Newell Property Management to have a plumber, the leak detection company and the pool company onsite the day this happens. Newell to coordinate a date that all can be there. President Morcowczynski will send email to Newell with this information. Vice President S. Saunders made 1<sup>st</sup> motion to approve, Director D. Grant 2<sup>nd</sup> the motion. Unanimously approved.

#### **Water Heaters**

Vice President S. Saunders made mention that 24 units that had their water heaters removed must understand the code has been updated to not allow a pig tail connection. Vice President S. Saunders believes this should be at owners' expense since it is due to a code upgrade. Jim believes the insurance policy says any code updates should be covered under insurance. He will look into it and advise.

### **5. Old Business/Items in Progress**

#### **Hurricane Ian**

President Morcowczynski says he has spoken with Randy the agent for Brown & Brown and the mitigation company. He indicated that Hartford has approved 6 of the 8 claims however, no check has arrived yet. Hartford had indicated they have mailed the checks but until they are received and deposited, he does not want to do anything. Randy is trying to include shower on the lower units for the master baths but not the second baths.

President Morcowczynski indicated the initial claim was \$1.6 million, but it did not include many things like shower pans. The bill they received was for \$3.2 million. President Morcowczynski has talked with Randy about this, and they are looking to see if they can get additional funds. The 2<sup>nd</sup> adjusted bill arrived this morning for \$3M. President Morcowczynski indicated that Right Way DKI is now putting liens on the property, and he is working with them to get a corrected bill. President Morcowczynski reminds everyone that money is coming from FEMA and must be in a certain format. He is working on that with Randy but it takes time. He encourages owners to fix their units and hold on to all paperwork and receipts. Right now President Morcowczynski is working with Randy to see if they can use 1 4 unit building where the showers were removed, send all the documentation and submit it to the insurance. Then they can find out pretty quickly if they will approve it or not.

#### **Drywall**

President Morcowczynski stated Randy's initial estimate was \$25K per unit and that is what most units are coming in at. Again, he believes Right Way DKI needs to adjust the claim. President Morcowczynski also stated he had spoken with the attorney and should an owner want to sell they can work with them on bonding out of the lien. On a good note, the drywallers are almost done and out of the way.

#### **Payment**

President Morcowczynski stated they have received \$1.6M in payments. \$100K of that went to drywall contractors through a line of credit. He would like Director D. Grant to find out what the current amount left owing the drywall contractors is. Once this figure is known P)redisnet

Morcowczynski would like to make a partial payment to owners on the lower units in the amount of \$20K. He believes that cost would be around \$600K still leaving \$400K to set aside for mitigation. However, he reminds everyone that nothing will happen until checks arrive from insurance. Could be weeks or months. Reminds everyone the first order of business is to get rid of the mitigation, then the supplements, then we can discuss what to do with what Right Way DKI owes for things they broke.

Lisa Cannon has volunteered to set up a spread sheet with the help of Director A. Moon.

## **6. New Business**

President Morcowczynski asked that given the number of units and the amount of work that is to be done he would like the Board to consider once the ARC approves the ARF that it be approved with consideration and ratified at the next meeting. Bob Mez said he will approve or disapprove and give it to Newell Property Management company to send out the approval or denial to the homeowner. Secretary/VP D. Lee made motion 1<sup>st</sup> motion to approve, Director D. Grant 2<sup>nd</sup> the motion. Unanimously approved.

President Morcowczynski asked for other to join the ARC and Todd Nash volunteered to do so. Director T. Nash will now also sit on the ARC.

President Morcowczynski reminds everyone that until the mitigation is resolved we are at a standstill.

Director D. Grant informed everyone what happened with the windowsills and suggest that the owners just pay for them for now and then file a claim. Secretary/VP D. Lee informs everyone that Ken will do the windowsills at their expense just to get in touch with him.

## **7. Next Meeting: March 28, 2023 at 11:00 AM EST**

## **8. Adjournment**

Director D. Grant made a motion to adjourn at 12:40 PM and Vice President S. Saunders 2<sup>nd</sup> the motion. Unanimously approved.