

**THE WATERFRONT**  
**OPEN BOARD OF DIRECTORS WORKSHOP**  
11/30/2022

The workshop/meeting was called to order at 7:32 AM EST.  
Quorum established. Proof of due notice.

Rhonda has been interviewing the lawyers recommended by Anna (Hartshorn Bros) with flood insurance experience. She met with the flood adjuster from one firm. Apparently, since the more money we try to get out of the insurance company the more money the law firm makes, the course they take goes overboard with damage claims. He said we need new roofs and gutters and should wait at least a month before beginning repairs so that all unit damages can be videotaped.  
Rhonda will ask our HOA attorney for recommendations.  
We do want to videotape each unit.

Sam suggested our lawyer look at our contract with Wright Way (Wright Way hired DKI). There might be a way to hold them financially responsible for issues like equipment sitting idle that we were paying rental on, workers that did "busy work" because they weren't ready for them, etc.  
Sam also suggested that we require all power strips used on the lower levels, including garages, be ground fault types. A couple of power strips did catch fire due to the flood waters. Luckily no major damage was incurred.

Kieran said all kitchens and bathrooms and the pool area should have ground fault protection. He also felt it would be a good idea to have a plumber inspect units, before the drywall goes up, especially the showers and shower pans, and give us a report.  
We will ask Sonny to speak with our electrician and plumber to have them inspect and report on this.

There are some bathtubs that have been saved and can be reinstalled in units. A couple of owners have also offered cabinets and countertops that they don't want to use, that are in good condition and can be reinstalled if another owner wishes to use them.

Rhonda is trying to organize the drywall contractors and contracts. She will have a list by Friday. Some contractors could start as soon as next week.

The question of needing a project manager came up. We do need one. We will meet with Adoni (Newell Management) next week and ask for his input.

Sam heard back from Anna and we have completed the testing process. There are 3 units, 2286C, 2294B, 2233B, that will need to be sprayed again for bacteria, but not retested.

Dennis made a motion to adjourn. Kieran seconded. Meeting adjourned at 8:01 AM EST.