



EMAILED  
1/2/23  
JD

Date: January 2, 2023  
Re: Island Park 5.2 Conference call meeting on December 30<sup>th</sup> 2022  
Attendance: Roni Elias, Rami Yitzhak, Jerry (Pegasus), Demetre Vrynois, Joe DiRienzi Sr., James Cillo, Danilo Fior, & Rick Roudebush

**Tentative Schedule:**

EBG perform plumbing and electric inspections/repairs/pressure tests:	1/2/23 thru 1/16/23
EBG (Demetre) estimates finished and submitted to association by:	1/13/23
Drywall only Permits acquired <u>approximately</u> week of:	1/9/23 thru 1/13/23
EBG mobilization staging area/connex/dumpsters, etc.:	1/9/23 thru 1/13/23
Sub-floor replacement <u>3 homes</u> (start with Norm Reiss res.) between:	1/9/23 thru 1/20/23
Mobilization stock insulation and drywall stock all homes:	1/16/23 thru 1/20/23
Insulation/drywall work begins ( <u>*pending permits*</u> ) all homes duration:	1/23/23 thru 2/28/23

**Critical notes:**

Permits are estimated to be received by the week of 1/9/23. EBG cannot control the building dept. Timelines that may affect the actual start of rebuilds outlined above. It was discussed EBG can mobilize and stock everything on the schedule provided above but rebuild work cannot commence until the permits are in hand.

Air sample certificates are critical for the rebuild to commence. HOA and Pegasus Management Company have to acquire these, as it is not a function of EBG. If they need to be redone, EBG can provide this service performed by a 3<sup>rd</sup> party for a per home price TBD, if requested. If certificates cannot be acquired from ServPro for some reason, EBG will be engaged to do this testing.

EBG will submit an invoice estimated at 5% of the RCV which shall be paid when work commences. An additional amount estimated at 10% of the RCV shall be paid to EBG when the association receives the proceeds from their insurance. All further payments by the association shall be paid to contractor on monthly basis based on % of complete work.

Waiting for engineering reports for roofing repairs/replacements on five (5) homes. This need to happen on five (5) homes prior to drywall being done in those homes. Roni will discuss this with his roofing staff the week of 1/2/23. Permitting/temp repairs/pricing for each etc. Roni's target for this information to be provided is 1/5-1/6/23.

EBG suggest a follow up meeting on January 10<sup>th</sup> at 11:00 or 1:00 or, on January 11<sup>th</sup> at 11:00 or 1:00.

Respectfully,

*Joe DiRienzi Sr.*



Joe DiRienzi Sr.-- Restoration/Renovation – G.C. Division- Manager

## Renee Sloan

---

**From:** Renee Sloan  
**Sent:** Monday, January 02, 2023 1:29 PM  
**To:** 'jerry@pegasuscam.com'; James Cillo; Danilo Fior; Rick Roudebush  
**Cc:** Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios  
**Subject:** Island Park 5.2 Meeting Summary  
**Attachments:** Island Park 5.2 Meeting notes 12.30.22.pdf

Good afternoon all,

Please see the attached summary of the conference call that was made on December 30<sup>th</sup>. We were trying to schedule another conference call January 10<sup>th</sup> or January 11<sup>th</sup>, at either 11:00 am or 1:00 pm. If you can confirm a date and time so we can place on our calendar that would be great. Should you have any questions or concerns please contact our office anytime.

Kind regards,

*Renee Rae Sloan*



3570 Enterprise Ave, Suite 100  
Naples, FL 34104  
Direct : 239-245-9561  
Office: 239-643-1624 ext. 2015  
[renee.sloan@elias-brothers.com](mailto:renee.sloan@elias-brothers.com)  
[www.eliasbrothersgroup.com](http://www.eliasbrothersgroup.com)

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

## Renee Sloan

---

**From:** Rami Yitzhak  
**Sent:** Monday, January 02, 2023 12:19 PM  
**To:** Renee Sloan  
**Subject:** FW: Summary of Meeting with Elias

**Rami Yitzhak**  
**Principal**  
Elias Brothers Group  
3570 Enterprise Avenue  
Suite #100  
Naples, FL 34104  
Ph: 239.354.2080  
email: [rami.yitzhak@elias-brothers.com](mailto:rami.yitzhak@elias-brothers.com)  
[www.eliasbrothersgroup.com](http://www.eliasbrothersgroup.com)

**From:** Roni Elias  
**Sent:** Monday, January 02, 2023 10:34 AM  
**To:** Rami Yitzhak <[Rami.Yitzhak@elias-brothers.com](mailto:Rami.Yitzhak@elias-brothers.com)>  
**Subject:** Fwd: Summary of Meeting with Elias

Sent from my iPhone

Begin forwarded message:

**From:** Rick Roudebush <[rrroudebush@gmail.com](mailto:rrroudebush@gmail.com)>  
**Date:** December 31, 2022 at 3:59:39 PM EST  
**To:** [kelsey@pegasuscam.com](mailto:kelsey@pegasuscam.com)  
**Cc:** James Cillo <[jamescillo@icloud.com](mailto:jamescillo@icloud.com)>, norm riess <[hormriess@yahoo.com](mailto:hormriess@yahoo.com)>, Danilo Fior <[daniolfior47@gmail.com](mailto:daniolfior47@gmail.com)>, Edward Walendy <[edwardwalendy65@gmail.com](mailto:edwardwalendy65@gmail.com)>, The Durbins <[ddjdurbin@gmail.com](mailto:ddjdurbin@gmail.com)>, Demetre Alexander Vrynios <[demetre@ebgcontracting.com](mailto:demetre@ebgcontracting.com)>, Joseph Tortorici <[retxpres@gmail.com](mailto:retxpres@gmail.com)>, Roni Elias <[Roni.Elias@elias-brothers.com](mailto:Roni.Elias@elias-brothers.com)>, Mike Chapman <[michael@pegasuscam.com](mailto:michael@pegasuscam.com)>  
**Subject:** Fwd: Summary of Meeting with Elias

You don't often get email from [rrroudebush@gmail.com](mailto:rrroudebush@gmail.com). [Learn why this is important](#)

Kelsey, I can't remember when you and Michael will be returning from vacation. I wanted you to see the notes I took for the meeting, but also request you (or someone in Pegasus) set up a weekly RingCentral(R) teleconference. Please have it set up for Demetre and Joe Sr. (Roni or anyone else he would like to be in on the meetings are his option), Jim Cillo. Norm Riess and Danny Fior. Although, Norm, Danny and myself may not be on the call each week. At this meeting, we want to discuss what progress has been made from the prior week, what was planned that did not get done and why and what the general plan for progress is in the coming week. We would like to set these up for each Thursday at 4 or 5PM, starting next Thursday 1-5-23.

I'm sure there is more than one way to do this, but we also need to request we set up a link from the Pegasus, or IPV's website, to where we can store all of the documented activities done for each unit, as well as, notes/summaries from the weekly meetings. We request access to the files for all residents. In other words, we need to build a way for owners to know what is going on with their units at any given time during the rebuilding process. The information in each unit file will be strictly email communications and written documentation of the physical progress each is going through during rebuild.

When you return, please give me a call and we can discuss how we will be completing these requests. Both of these are time-sensitive to get set up and I realize the e-filing system may not get set up this week. However, both of these requests need to take priority. Construction will be starting very soon and we will need to continue with these meetings each week and document all activities for each owner.

Thank you,  
Rick

----- Forwarded message -----

From: **Rick Roudebush** <[rrroudebush@gmail.com](mailto:rrroudebush@gmail.com)>

Date: Fri, Dec 30, 2022 at 3:28 PM

Subject: Summary of Meeting with Elias

To: The Durbins <[ddjdurbin@gmail.com](mailto:ddjdurbin@gmail.com)>, Edward Walendy <[edwardwalendy65@gmail.com](mailto:edwardwalendy65@gmail.com)>, Danilo Fior <[daniolfior47@gmail.com](mailto:daniolfior47@gmail.com)>, ROSS BIONDO <[rfbsr1@hotmail.com](mailto:rfbsr1@hotmail.com)>

The meeting was attended by Norm Reiss, Jim Cillo, Roni, Rami and Iban Elias, Demetre and Joe (Planner for ELias), Jerry from Pegasus, Dany and myself.

*Handwritten notes:*  
- ?  
- Vrynnois Di Lorenzo  
- Rick Roudebush  
- Fior

First thing Elias needs is the results of the air sampling results. Elias said they will not proceed with construction without air sampling results for all units. He said they would be ready to mobilize by next week if they had them now and that they will proceed with that. The defined mobilizing is ordering and taking delivery of roll-off containers, port-o-potties, setting up the staging area(s) for equipment and supplies that will come, etc. We explained we have requested these but been ignored. Demetre said he called the owner of the sampling company, Rich Hughes. Rich would contact the owner of SP and make arrangements to get the results to us, or at least confirm in writing they all passed for V.2. Like everything with SP, I'm not hopeful. Roni said they could have sampling done for us, but I told him we were not paying for another round of sampling for every unit. Deanna, I apologize for missing the meeting with Alex, but did you mention anything about Serve Pro's failure to produce the sampling results? I assume you most certainly did. They recommended we send a warning letter requesting the results within 5 days, or we will not be paying for them. We did not disclose we have turned them over to Alex. Long and the short of it is, the longer we wait to get these results, the longer it is going to be before they actually start. If we had them today, they said they could fully mobilize and start construction no later than 1-23.

The next big item that came up was subfloors. Roni wants to do engineering study on 3 units to determine which subfloors need to be replaced (fully or partially) and which ones do not. He described doing a 'worst case' 'medium impact' and 'little/no impact' units. I assume we know which units were impacted the most. I remember the 2-3 units which had little to no impact. I asked how he could extrapolate the data he would generate from these studies and apply it to the entire section. He said they may study additional units, but didn't answer my question. He is intending to start next week with

these studies and wants us to pick the ones to study in rank. From my perspective, I don't understand why the studies are even needed, if we can get our air results, assuming they all passed. After the meeting Demetre called me about 1:30PM and said he didn't see the point of any units in V.2. having this study done. He said maybe in Section 3, but not our section. At this point, I do not intend on sending any list to Roni. Demetre said he would like to know if there are owners who would like to have their subfloors replaced, so they can go ahead and plan to replace with new subflooring. Is this something we should determine and let them know?

Roofs with tarps. Roni's reaction when this came up was like he knew nothing about any roofs we need repaired. He asked me for a list of them that we already provided when he gave us high estimates for them. After the conference, Demetre texted me and said he had already done the Xactimate estimates for the repairs/reroofing and Roni had approved them, Demetre said he took all the estimates I gave him and ones which he already had and averaged the cost of all to bring the price of the estimates down and Roni agreed to meet that price. I will pass the estimates Elias worked up with the average costs of the estimates we got from the other roofers next. He did not provide an estimate for 17600/02 Captiva, but will get one to me probably next Monday or Tuesday.

Jim recommended we hold conference calls each week to get updates on everything they have done during the prior week and what all they billed us for. We will also want to know what was planned and didn't get done, so we can put that on top of the list for the next week. I will make this request by tomorrow, if not this afternoon. Danny, are your Thursday afternoon's around 3PM-4PM ok with your schedule?

Personally speaking, I was disappointed because I expected them to tell us they would be starting next week, or at least by Monday 1-9. I understand the timing of the contract and holiday/vacations and these things slowing down the process, but literally nothing has been done in the 2+ weeks since we signed and now it won't be until late January?

Please let me know your questions.  
Rick

## Renee Sloan

---

**From:** Rick Roudebush <rrroudebush@gmail.com>  
**Sent:** Monday, January 02, 2023 2:08 PM  
**To:** Renee Sloan  
**Cc:** jerry@pegasuscam.com; James Cillo; Danilo Fior; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios; norm riess  
**Subject:** Re: Island Park 5.2 Meeting Summary

You don't often get email from rroudebush@gmail.com. [Learn why this is important](#)

Renee, please add Norm Reiss to your email list. He is copied on this response.

Will you be setting up this meeting, or Pegasus?

Thank you,

Rick

On Mon, Jan 2, 2023 at 1:31 PM Renee Sloan <[renee.sloan@elias-brothers.com](mailto:renee.sloan@elias-brothers.com)> wrote:

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Kind regards,

*Renee Rae Sloan*



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Naples, FL 34104

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**Island Park section 5.2 meeting on 12/30/23 @ 9:30 a.m.**

**Topics/Dates discussed during the meeting as follows.**

In attendance: Roni. Rami, Gerry (Pegasus), Demetre, Joe D. Sr., James Cillo, Danilo Fior, Rick

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