

## EBC Construction Progress/Plan

### Meeting #2 Summary

January 11, 2023

#### Participants:

EBC - Joe, Sr., Renee, Roni, Rami, Demetre, Mark, Jay\*

IP Sec V.2. – Jim, Norm, Rick

Pegasus – Kelsey

\* No official role call was conducted

#### Summary:

EBC: Conex box, port-o-pottys (2) and dumpsters(2) would be delivered this week (all delivered 1-12) 1 dumpster was supposed to be set in the clubhouse parking lot near the existing conex box and the other over near 17633 Captiva.

Engineering, electrical and plumbing evaluations had begun and were on schedule for completion. Joe also noted that the majority of subfloors in units were sound with overall good integrity.

Engineering evaluated 17611, 17620 and 17633 Captiva and 17642 Marco for structural damage. It appears the damage to 17633 Captiva can be repaired (instead of replace/reconstructed)

Construction permit applications to Lee County were submitted but have not been processed as of this meeting. EBC hopes permit applications will be processed before the end of the week.

Jim C.: Asked EBC how they intended to track personnel and time each day. After a short discussion EBC asked for a 1-2 week work period to figure out a system and format. Jim also wanted to know if workers were dispatched from an off-site location (like EBC office in Naples) or directly to job site. EMB has workers report directly to work site.

EBC: Discussion of remaining remediation – 17653 Captiva has been completed by RK Restoration. RK was scheduled to complete 17632 (McCann) but did not conduct any remediation in this unit. RK will conduct additional remediation work in 5-6 units mainly cement board removal including 17632.

Air quality testing was discussed – No results obtained yet and probably will not be released until SP is paid for remediation (V.2. HOA is working through many invoice issues from SP). Test results are not required to obtain permits, but will be needed before reconstruction is completed in units.

EBC anticipates starting reconstruction with 17601 Captiva as soon as this week.

EMB requested a 'final' listing of owners who will commit to the contract since there have been some revisions to the original list. R. Roudebush received confirmation for each owner and one addition commitment from 17623 Marco for a certified total of 21 units under the contract. The confirmed owner listing was emailed 1-12-2023

EBC agreed to weekly teleconferences to provide a review of work conducted the prior week and what reconstruction is planned for the coming week. The next conference will be Friday 1-20 late AM or early PM.

*END OF SUMMARY*

## Renee Sloan

---

**From:** Rick Roudebush <rrroudebush@gmail.com>  
**Sent:** Saturday, January 14, 2023 9:20 AM  
**To:** Joe DiRienzi Sr.; Demetre Alexander Vrynios; Roni Elias; Rami Yitzhak; Renee Sloan; Joe DiRienzi Jr.  
**Cc:** The Durbins; Jennifer Darrow; Edward Walendy  
**Subject:** Summary 1-11-23 Construction Meeting #2  
**Attachments:** 1-11-23 EBC Construction Progress sUMMARY.docx

Please see attached summary from our meeting Wednesday January 11th.

Thank you,  
Rick

## Renee Sloan

---

**Subject:** Island Park 5.2 Conference follow up call  
**Location:** Telephone Conference call - no location necessary (Dial in 1-267-930-4000 / access pin 650-086-743)

**Start:** Wed 1/11/2023 1:00 PM  
**End:** Wed 1/11/2023 2:00 PM

**Recurrence:** (none)

**Meeting Status:** Meeting organizer

**Organizer:** Joe DiRienzi Sr.  
**Required Attendees:** Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danielifior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; norm riess <normriess@yahoo.com>; Renee Sloan

Please join the RingCentral conference. The Conference will take place on January 11<sup>th</sup> at 1:00 pm

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

## Renee Sloan

---

**From:** Renee Sloan  
**Sent:** Wednesday, January 04, 2023 3:53 PM  
**To:** Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios; norm riess; Renee Sloan  
**Subject:** Island Park 5.2 Conference follow up call - Scheduled for January 11th at 1:00 pm

Calendar invite to follow.

Please join the RingCentral conference. The Conference will take place on January 11<sup>th</sup> at 1:00 pm

Dial-In Number:  
United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743  
To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

## Renee Sloan

---

**Subject:** Island Park 5.2 Conference follow up call  
**Location:** Telephone Conference call - no location necessary (Dial in 1-267-930-4000 / access pin 650-086-743)

**Start:** Wed 1/11/2023 1:00 PM  
**End:** Wed 1/11/2023 2:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Organizer:** Joe DiRienzi Sr.  
**Required Attendees:** Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danilofior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; norm riess <normriess@yahoo.com>; Renee Sloan

Please join the RingCentral conference. The Conference will take place on January 11<sup>th</sup> at 1:00 pm

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 9304000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

## Renee Sloan

---

**From:** Rami Yitzhak  
**Sent:** Wednesday, January 04, 2023 3:40 PM  
**To:** Renee Sloan  
**Subject:** Re: Island Park 5.2 Meeting Summary

Renee,  
Please up the meeting for Wednesday 1/11 at 1:00.  
Thanks, Rami

Sent from my iPhone

On Jan 3, 2023, at 9:06 AM, Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Hey Rami,  
Good morning. Not sure how to respond? Will I be setting up the meeting? Or will this be Demetre? And he really didn't say a time or date to confirm?? (and I guess we should of put Norm Reiss lol) Let me know how to respond and I will do so. 😊

### *Renee Rae Sloan*

<image001.jpg>

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)

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

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.

---

**From:** Rick Roudebush <rrroudebush@gmail.com>  
**Sent:** Monday, January 02, 2023 2:08 PM  
**To:** Renee Sloan <renee.sloan@elias-brothers.com>  
**Cc:** jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <daniolfior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>;

Demetre Alexander Vrynios <demetre@ebgcontracting.com>; norm riess <normriess@yahoo.com>  
**Subject:** Re: Island Park 5.2 Meeting Summary

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

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:

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*

<image001.jpg>

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : [239-245-9561](tel:239-245-9561)

Office: [239-643-1624](tel:239-643-1624) ext. 2015

[renee.sloan@elias-brothers.com](mailto:renee.sloan@elias-brothers.com)

[www.eliasbrothersgroup.com](http://www.eliasbrothersgroup.com)

**CONFIDENTIALITY NOTICE:** This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



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.