

## Renee Sloan

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**Subject:** Meeting -Jennifer at Pegasus Office - Island Park unit 17631 Captiva  
**Location:** Pegasus Property Management (8840 Terrene Ct #102, Bonita Springs, FL 34135)

**Start:** Thu 2/23/2023 3:00 PM  
**End:** Thu 2/23/2023 4:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Renee Sloan  
**Required Attendees:** Jennifer Darrow; Joe DiRienzi Sr.  
**Optional Attendees:** Renee Sloan

Meeting in the conference room at Pegasus Office regarding unit 17631 Captiva Island Lane.

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## Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 237 595 211 552

Passcode: eLmrWa

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## Renee Sloan

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**Subject:** Conference call Re: time line on 17601 Captiva Island - EBG Joe DiRienzi Sr & Jim Cillo / Rick Roudebush  
**Location:** Microsoft Teams Meeting; - conference call  
**Start:** Thu 2/23/2023 1:30 PM  
**End:** Thu 2/23/2023 2:30 PM  
**Recurrence:** (none)  
**Meeting Status:** Meeting organizer  
**Organizer:** Renee Sloan  
**Required Attendees:** James Cillo; Rick Roudebush; Joe DiRienzi Sr.; Elio Pla; Joe DiRienzi Jr.

Jim and Rick,

We moved this to Thursday as Joe has a site visit on Sanibel most of the day Wednesday. We should have the time line over to you sometime on Wednesday or early Thursday morning before this conference call.

Please join the RingCentral conference.

The Conference will **start at 1:30 pm on Thursday 2/23/23**

**Dial-In Number:**

**United States, Philadelphia, PA, +1 (267) 930-4000**

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>

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Island Park 5.2

Updated 2.24.23

Captiva Island Ln.															
Unit #	Priority #	Plumbing completed		Needs re-pipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	In Progress	week of 2/27	bathrooms week 3/6
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	week of 2/27					
17611	8	Yes	Verified	no	Yes	Verified	Yes	Yes		Yes	Yes				
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Yes	Yes	Yes				
17620		Yes	Verified	no	Yes	Verified	Yes	Yes	Yes	week of 2/27					
17631	HOLD	Yes	Verified	no	Yes	Verified									
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	in progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes	pending	Yes	pending										

Marco Island Ln.															
Unit #	Priority #	Plumbing completed		Needs re-pipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623	12	Yes needs water heater deck		Yes	Yes	Verified				this will hold until approved by adjuster					
17633		Yes	Verified	no	Yes	Verified	week of 2/27	Yes	Verified	week of 2/27					
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

17651 Marco needs re-pipe to code. EBG we will provide quote for re-pipe early next week. Still waiting on plumbers quote

17653 Captiva EBG provided quote for re-pipe and letter as requested was sent on 2/15 this week and has not been responded to.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and photos forthcoming next week

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact. EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.

17631 CAPTIVA owner Teresa was email requesting phone # and Tim to call her to answer questions. Email not responded to home stocks insulation drywall on Monday 2/20/23 as noted above. Met yesterday, meeting went well, work needs to be completed prior to drywall and insulation.

As shown above shaded in light beige 17603 Captiva - 17620 Captiva - 17633 Captiva all will be stocked with insulation and d/w and prepped and will be started next week.

starting next week Monday we will be reverting to our estimating format house by house due to scopes varying drastically in each home.

EBG had a phone conference yesterday with Jim Cillo and he was provided a timeline for his house through completion.

  
**E-MAILED**  
 2/24/23

## Renee Sloan

---

**From:** Joe DiRienzi Jr.  
**Sent:** Friday, February 24, 2023 11:52 AM  
**To:** Renee Sloan; Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Roni Elias; Roni Elias; Rami Yitzhak; norm riess; Jennifer Darrow; Brandon Leonard  
**Subject:** RE: Island Park weekly update log  
**Attachments:** 2.24.23 - Island Park Phase 1 - weekly Update copy.pdf

Please see the attached Island Park update for review, have a great weekend!

### JOE DIRIENZI JR.

**GENERAL CONTRACTING DIVISION**

**GENERAL SUPERINTENDANT**

4627 Arnold Ave, Suite 201

Naples, FL 34104

Mobile : 239-272-7393

Office : 239-643-1624 Ext. 2005

[joe.dirienzi.jr@elias-brothers.com](mailto:joe.dirienzi.jr@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.

**From:** Renee Sloan <renee.sloan@elias-brothers.com>

**Sent:** Friday, February 17, 2023 10:42 AM

**To:** Rick Roudebush <rroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danilofior47@gmail.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; norm riess <normriess@yahoo.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>

**Subject:** Island Park weekly update log

Please see the attached Island Park update for review at our 11:00 meeting today.

Kind regards,

## *Renee Rae Sloan*

4627 Arnold Ave, Suite 201  
Naples, FL 34104  
Direct : 239-245-9561  
Office: 239-643-1624 ext. 2015  
[renee.sloan@elias-brothers.com](mailto:renee.sloan@elias-brothers.com)  
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17601 -

Xactimate Reports Review - 2/28/23

Rick Doug Jennifer Ed dublas. Pamie  
Joe Se., Roni - Rene, Jim Cilio -

~~Adm~~ - - Adjustments in a nest shell

Joe Ja: - Removed the Cleanly set  
Increased # on Insulation  
Vapor Bar of Craw Space - let in -  
its a spray under  
Slides - inspected - Do not need  
new - need to peel + clean -  
re installed -

Sub floor - None to be in his Unit.  
pulled Sub floor out  
inserted Sub floor for the spec Ply wood.  
Original Sub floor not removed

Joe to find <sup>Revised.</sup> ~~Revised~~ Example to  
Doug -

Set new call for 5:30 on Wednesday  
to review 3/1/23

Joe (?) - Counter tops gone on toilets  
gone or pictures

They would need "statement" from the  
remediation company as to why things  
were removed. or why (heavy glue)

8100 SF = Current Peel.

\* 60 SF in Swatch cover

2 of 2

5:30- Conf Call - Island Park 5:2  
RE: Xacmte. Review.



# Upper Cabinets - - Will not cover  
Under No ~~Permit~~ Exception (N.Way)

Ed: So Far

(4) Counter top - broken - Granite.  
he is submitting letter for Compensation  
of the top -

- Doug - - Laminet - <sup>Doug says</sup> yes pay for

Joan to!  
- Re inspect Jim's Call: Countertops.

Roni: Asking Doug re: Permitting, if  
Permitting is covered -  
- No it is NOT covered

5:30 - Set Tommas -  
Doug. Malone -



Date: February 27, 2023

Re: Island Park 5.2 Conference call meeting – (County Rejection letter review)

Attendance: Roni Elias, Rami Yitzhak, Joe DiRienzi Sr., Doug Malone, Danilo Fior, Ed Walendy,  
& Rick Roudebush

**Tentative Schedule:**

Review of county rejection letters.

**Minutes as follows:**

- Job progress may be delayed due to the notice of rejection received by Lee County for permits. We expect more rejections from the other permits submitted.
- Rick to provide current appraisal.
- EBG needs to resubmit the rejected permit applications with total scope of work and all other required documents noted on the rejection letter.
- A change order for the permit re-application process will be submitted by EBG as these additional requirements by the county is out of the normal and time consuming. Per Doug Malone, the insurance adjustor, this cost will not be covered by the insurance. Therefore, this cost will be the Island Park HOA responsibility.

*Renee Sloan.*



Renee R Sloan

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**Minutes as follows:**

- Job progress may be delayed due <sup>to</sup> notice of rejection received by the county for 7 permits. We expect more rejections to the other applied permits
- Rick to provide current appraisals
- EBG needs to resubmit the rejected permit applications with total scope of work and all other required documents noted on the rejection letter.
- ~~EBG will need to work with the insurance adjuster to resolve how EBG will be paid for the additional permitting process.~~
- ~~Suggestion of resubmitting permit limiting the scope of work.~~

*Renee Sloan*

 ELIAS BROTHERS GROUP<sup>SM</sup>

Renee R Sloan

- A change order for this permit re-application process will be submitted by EB as this additional requirements by the county is out of the norm and time consuming. Per Doug, the insurance adjuster, this cost will not be covered by the insurance. Therefore, this cost will be the Island Park HOA's responsibility



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