

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, February 6, 2023 8:15 AM
To: Renee Sloan
Subject: Fwd: 17643 Marco (URGENT)

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Saturday, February 4, 2023 2:43:22 PM
To: Rick Roudebush <rroudebush@gmail.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <daniolfior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; The Durbins <ddjdurbin@gmail.com>; ROSS BIONDO <rfsr1@hotmail.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; James Cillo <jamescillo@icloud.com>
Subject: Re: 17643 Marco (URGENT)

Rick,

ELIAS - #00806

I did make it clear a few times that it would take several weeks for us to get the official report from the engineer from the time of his site visits.

For the record I disagreed that EBC has not communicated well enough with anyone and here is why specifically as it relates to this home and comments from its owner.

We spent an hour under that house with the engineer looking at the sagged floor section which is only sagged about a half inch. It was found upon inspection the floor sag section was like that prior to the storm and is not a major structural issue and can be easily jacked up and repaired and more importantly it was found not to be a condition as a result of the storm. That 1/2" sagged floor section of that home is due to incorrect original construction. When that particular home was built, the carpenters spliced the girder in the crawl space (that floor joists sit on top of) incorrectly which means the 3 ply girder is only bearing by 1/3 of what it was intended to originally support. Again, this issue is an at the time of construction deficiency and is not related to the storm. Furthermore, on the communication topic, the owner of this home was in the crawl space with us and the engineer upon that homes inspection and she took part of all the conversation with the engineer that took place under that home of which I just explained.

EBC as the "experienced contractor" has put this homes phase 1 work on schedule to commence knowing this as discribed while knowing that whatever jacking up or repairing of this problem may need to occur will have no impact on our phase 1 work being performed.

Furthermore, if the board wanted the unofficial feedback from us while waiting for the official engineers report (beyond us having had this conversation with the owner at the time of the inspection) they have had many opportunities to ask some specific questions in reference to this home and others inspected by the engineer in the multiple previous conference call meetings that we have had thus far.

I will reach out to Hector Cruz from Structus Engineering and see if I can expedite the official report from his site visit.

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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: Saturday, February 4, 2023 11:18:03 AM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <danilofior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; The Durbins <ddjdurbin@gmail.com>; ROSS BIONDO <rfbsr1@hotmail.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>

Subject: 17643 Marco (URGENT)

Roni, this is the perfect example of what I tried to get you and Rami to understand the position we as board members are in. I have NO CLUE, none of us have ANY clue what your engineer found (or did not find) with their evaluation. We have no idea if there are structural issues. Do we assume no damage or issues were found and that is why Sue is getting her drywall installed next week? That was her question to me after she had already left to fly home:

Rick, I was under the impression they were not going to hang any drywall until the structural part was taken care of. It looks like they're planning to start that next week. Did you specifically speak to anyone about hanging drywall before the structure was taken care of? Even if it's OK to hang drywall before that's taken care of, it is absolutely NOT OK to do any of the finish work, not the mudding and not the texturing or painting before the structural part is done. If they do that and it cracks or there's a problem somewhere down the road, six months or six years, it then becomes my problem and I cannot support that.

THIS is what I tried to explain to you is the problem and why we strongly request to stop work until we know all information (such as this) about all units, including costs. EBC is failing at communication on all levels. This is a prime example.

Therefore, no work is authorized by Section V.2. Board for 17643 Marco Island Lane (SUE CARLTON - Unit Owner) until the Elias Brothers Construction produces the results of the engineer evaluation.

Rick Roudebush
Sec V.2. IPV
Acting President