

## Renee Sloan

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**From:** Rick Roudebush <rrroudebush@gmail.com>  
**Sent:** Thursday, February 23, 2023 2:16 PM  
**To:** Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; Roni Elias  
**Cc:** Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO; The Durbins  
**Subject:** Fwd: Joe and Connie, at 17641 Captiva

Gentlemen and Ms. Sloan, please see Jennifer's comments below.

As you can see, owners are starting to become impatient and we are hearing it from them. We had the call regarding the finish schedule for 17601 Captiva. We were hopeful to be able to provide all owners with build-out schedules when each unit reached a point where they could be developed. I believe that would have helped ease Joe and Connie's concerns and maybe avoided them from finishing reconstruction on their own.

When Joe B approached me last week and told me he was considering doing this, I told him the process was taking longer because of the process with Doug and that we were hopeful we'd reach agreements soon. Once that happened I assured him it move a lot quicker.

I'm not sure how we work through this since you've already done some extensive work. As discussed during the call Jim and I will talk with Joe & Connie and let you know his feedback. If they still want to finish on their own we will have to work out how to process what work you did.

Rick

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

**From:** Jennifer Darrow <jennifer@pegasuscam.com>  
**Date:** Thu, Feb 23, 2023 at 4:28 AM  
**Subject:** RE: Joe and Connie, at 17641 Captiva  
**To:** Edward Walendy <edwardwalendy65@gmail.com>  
**CC:** Rick Roudebush <rrroudebush@gmail.com>, Danilo Fior <danilofior47@gmail.com>

Attached is the ARC. Please print it out for Joe. Joe called me twice, the first time I explained the process and the second time he called was to have the ARC sent to Danny. People can be in their homes without the project being 100% complete. This hurricane has been exhausting for everyone. Homeowners have to have reasonable expectations for a project timeline. Some finishes are going to take longer. I am seeing an uptick in homeowners stomping their feet and making demands because "it is taking too long." Recovery is going to take a year or more.

Jennifer Darrow, CAM  
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[jennifer@pegasuscam.com](mailto:jennifer@pegasuscam.com)

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ELIAS - #00841

-----Original Message-----

From: Edward Walendy <[edwardwalendy65@gmail.com](mailto:edwardwalendy65@gmail.com)>  
Sent: Wednesday, February 22, 2023 8:30 PM  
To: Jennifer Darrow <[jennifer@pegasuscam.com](mailto:jennifer@pegasuscam.com)>  
Cc: Rick Roudebush <[rrroudebush@gmail.com](mailto:rrroudebush@gmail.com)>  
Subject: Joe and Connie, at 17641 Captiva

Hello Jennifer. Another day, another issue. The Barkers are about 70% done with reconstruction but work has come to a halt for the past 2 weeks. They have wood trim and interior doors, painting, finished flooring in some rooms and kitchen counter tops because ServPro broke the original. They have a fabricator set up for the counter tops, a flooring store ready to put in flooring and a licensed carpenter willing to do his painting and trim work. He has talked to someone at Elias trying to get an idea of timing if Elias were to do this work and their answer was "we have to get other units caught up to you before we can give you a time for these finishes". Joe said to me that he doesn't need Elias and he will finish it himself. I told Joe he was responsible for all of the cost Elias has incurred today's, including any permits or administrative costs that Elias wants to add for bailing out of the contract. He said that is fine, he just wants to get back in his home! He also said he called you twice to get the "self-contractor" paperwork sent to him, but he has not received it yet. I told him I would get the forms sent to me (since he doesn't have a printer). Therefore, please email me the form. I will print and give to the Barkers. Rick will have to deal with Roni and Rami to get the charges to date form Elias. Rick, if you have a problem with this please give me a call. I know it won't be well received by Elias but Joe and Connie are mostly done and they don't deserve to wait for other units to catch up.

Thank you both,  
Ed

Sent from my iPhone

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

From: **Edward Walendy** <[edwardwalendy65@gmail.com](mailto:edwardwalendy65@gmail.com)>  
Date: Wed, Feb 22, 2023 at 8:30 PM  
Subject: Joe and Connie, at 17641 Captiva  
To: Jennifer Darrow <[jennifer@pegasuscam.com](mailto:jennifer@pegasuscam.com)>  
CC: Rick Roudebush <[rrroudebush@gmail.com](mailto:rrroudebush@gmail.com)>

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Thank you both,  
Ed

Sent from my iPhone

ELIAS - #00842