

## Renee Sloan

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**From:** Rick Roudebush <rrroudebush@gmail.com>  
**Sent:** Monday, March 6, 2023 11:26 AM  
**To:** Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; Roni Elias  
**Cc:** Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO  
**Subject:** Potential Owners Opting Out

Teresa David - 17631 Captiva  
Norm Reiss and  
Rita Angelini - 17633 Captiva  
Joe and Connie  
Barker - 17641 Captiva  
Will Vespe - 17651 Marco  
George McCann - opted out in January  
I will let you know if we are approached by any other owners.  
Rick

## Renee Sloan

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**From:** Joe DiRienzi Sr.  
**Sent:** Monday, March 6, 2023 9:24 PM  
**To:** Rick Roudebush; Rami Yitzhak; Renee Sloan; Roni Elias  
**Cc:** Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO; Renee Sloan; Joe DiRienzi Jr.  
**Subject:** RE: Potential Owners Opting Out at Island Park 5.2

Rick,

Your email's subject refers to potential owners opting out. Please clarify further, does that mean that a final decision still has not been made? If the final decision has been made, does it relate only to Phase II tasks/scopes (finishes performed after phase 1) that follow the Phase I scope (insulation, mechanical repairs, drywall hang and finish, trim and primer)? I ask this as some of these homes you listed are active and have received either office services and some scopes by us so far in the field already.

Please understand, if your email does mean "effective immediately" that both office and field scope work that has been done so far on each unit, means we will need to bill you (The HOA Board) for all work and time invested on each home. Also while considering this, please take into account that any contractor that you or any owners hire will still need to go through the permit application process which will take even more time let alone the time it takes to find another contractor by essentially starting the process all over.

Furthermore, you are listing Wil Vespe's house in your email and he was just texting with Joe Jr and myself today about his house and at no time did he indicate he was not proceeding with EBG or that you would be requesting us to take him off the list of homes to be done by us. Wil's house is a prime example of what I have described above. We already walked the home invested time doing so and spent office time creating his Xactimate's as well as applying for his permit. We have already done the needed sub-floor replacement in four rooms, have done the electrical repairs and hot check, acquired a plumbing quote for the required re-pipe to code, and have stocked the home with insulation and drywall materials. So, if you are going to pull Wil Vespe's 17651 Marco off the list of homes for us to not do it .... what I have outlined above (as work and time invested so far) will be invoiced to the HOA. Obviously the same would go for any others you have listed as well.

*Joe DiRienzi Sr.*  
**Restoration Division  
Manager/Estimator  
Elias Brothers Group**  
4627 Arnold Ave, Suite 201  
Naples, FL 34104  
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[joe.dirienzi.sr@elias-brothers.com](mailto:joe.dirienzi.sr@elias-brothers.com)  
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**ELIAS - #00856**

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor 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, March 6, 2023 11:26 AM

**To:** Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>

**Cc:** Danilo Fior <daniolfior47@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; ROSS BIONDO <rfsr1@hotmail.com>

**Subject:** Potential Owners Opting Out

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**From:** Rick Roudebush <rrroudebush@gmail.com>  
**Sent:** Tuesday, March 7, 2023 7:30 PM  
**To:** Joe DiRienzi Sr.  
**Cc:** Rami Yitzhak; Renee Sloan; Roni Elias; Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO; Joe DiRienzi Jr.; The Durbins  
**Subject:** Re: Potential Owners Opting Out at Island Park 5.2

Joe, Roni asked for a list and I provided it. He didn't direct me to be specific. The tone of your response seems pretty harsh.

I called it potential because I do not know with certainty who all is staying with the contract. I also called potential, because I assumed you guys might want to contact each directly and try to discuss staying with the contract, as you did with Vespe. I'm glad you were able to convince him to carry on. I know with certainty 17633 (Angelitti) and 16541 (Barker) Captiva are definitely out, but I can re-contact them to make sure. Unless you want to. The only one I am uncertain about is Teresa David. That is for now. I have told you guys over and over, people are getting impatient waiting, Look, I don't want owners to jump ship either, but what do you expect us to do? We cannot legally stop anyone. Owners wanting to get out of being on this contract is on you guys not the volunteer board.

We understand things will need to be accounted for and closed since these owners are disassociating from the contract. Joe Barker has requested invoices for the work you have done, to make sure he does not go over the remaining balance as he has the rest of his unit rebuilt. I do not believe you had any work done on 17633 Captiva, as that is the structurally damaged one. 17631 is Teresa's and I assume you have done work on her unit so we will need hers, unless you want to re-contact her to reassure her. Or, do you want me to call and see if she does not want to carry on with this contract? I assume EBG did not work on the McCann unit (17624 Captiva?) as he opted out as you were just starting on the 1st units in January

Please let me know if you want me to make all the contacts and affirm their disassociation from the contract, or if you want to contact and talk with them about staying. Joe Sr., I completely understand the issues it causes when an owner opts out of the contract. I try to get them to understand these issues, including the potential permitting issues their contractors may encounter due to you already applying for permits for their units. However, these owners tell me they are tired of waiting.

Let me know if you would like to discuss further.

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On Mon, Mar 6, 2023 at 9:24 PM Joe DiRienzi Sr. <[joe.dirienzi.sr@elias-brothers.com](mailto:joe.dirienzi.sr@elias-brothers.com)> wrote:

Rick,

Your email's subject refers to **potential** owners opting out. Please clarify further, does that mean that a final decision still has not been made? If the final decision has been made, **does it relate only to Phase II tasks/scopes (finishes performed after phase 1)** that follow the Phase I scope (insulation, mechanical repairs, drywall hang and finish, trim and primer)? I ask this as some of these homes you listed are active and have received either office services and some scopes by us so far in the field already.

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*Joe DiRienzi Sr.*

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**Manager/Estimator**

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**Cc:** Danilo Fior <[daniolfior47@gmail.com](mailto:daniolfior47@gmail.com)>; Edward Walendy <[edwardwalendy65@gmail.com](mailto:edwardwalendy65@gmail.com)>; Jennifer Darrow <[jennifer@pegasuscam.com](mailto:jennifer@pegasuscam.com)>; ROSS BIONDO <[rfbsr1@hotmail.com](mailto:rfbsr1@hotmail.com)>  
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