



 E-MAILED
4/4/23
RJ

Date: April 4, 2023
To: Island Park V.2 – Homeowners
Re: Phase Two – Island Park re-build contract

Dear, homeowner,

We would like to update you on the current status of the entire Island Park V.2 project. In short, all the homes in Island Park V.2 that can be drywalled (which is phase 1 of our contract with the HOA) have been drywalled and finished. (Drywalled means: inspected for electrical and plumbing repairs & performed those required repairs which allowed for insulation, vapor barrier to be installed followed by drywall hanging, finishing and texturing).

Beyond that Phase 1 scope and again just last Friday, March 31st, 2023 in our bi-weekly meeting with the HOA and CAM, we requested to be advised how many homes and which homes specifically are going to remain in the original contract moving forward into Phase 2 (which is finishes beyond drywall) with Elias Brothers.

With that said, there are a few things to keep in mind.

1. We have not heard back yet a final count of homes (originally 21 homes) from the HOA that will be proceeding to Phase 2.
2. We have been extremely transparent and very clear with the HOA of which they agreed that any work beyond Phase 1 “drywall” would not commence until the required drywall permits for each of the homes have been inspected and the permits have been closed by the county. This because of the FEMA 50% rule for re-build of which was discussed in detail, and agreed to by the HOA as far back as March 3rd. Furthermore, this information as we understood it, would be shared with all the owners in Island Park specifically by the HOA and CAM.
3. We are done with all our Phase 1 Drywall work and are presently regrouping our efforts finalizing the permits, finalizing our invoices through drywall for all homes of which we have performed the Phase one drywall work within the community.
4. Please note: Any work being done by others, **must not begin** until our drywall permits are closed out. EBG will not be responsible for any work beyond our drywall scope of work.
5. Once we have been advised of the information requested from the board on Friday, and we have in fact closed all the drywall permits and caught up on invoicing to the HOA for work performed to date, we will then consider the possibility of moving forward with any homes wanting to move on to the extended scopes of work in Phase 2 of the re-builds.

My best estimation of time for this to transpire as described above is probably at least another two to three weeks.

Respectively,

Joe DiRienzi
GC/Restoration Division Project Manager

ELIAS - #00891

Renee Sloan

From: Renee Sloan
Sent: Tuesday, April 4, 2023 7:57 PM
To: Jennifer Darrow; Rita Angelini
Cc: Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak; Joe DiRienzi Sr.; Stacey Arendt
Subject: Island Park V.2 - Phase Two - attachment to homeowners
Attachments: Island Park - Phase 2 rebuild 4.4.23.pdf

Tracking:	Recipient	Delivery
	Jennifer Darrow	
	Rita Angelini	
	Roni Elias	Delivered: 4/4/2023 7:57 PM
	Roni Elias - (EBGC Roofing)	
	Rami Yitzhak	Delivered: 4/4/2023 7:57 PM
	Joe DiRienzi Sr.	Delivered: 4/4/2023 7:57 PM
	Stacey Arendt	

Hi Rita & Jennifer,

Just following up with you both regarding the list of homeowners still wanting to move forward with Phase 2. In the interim, please see the attached document that will be distributed once the list is received.

Kind regards,

Renee Rae Sloan

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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.



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ELIAS - #00893