

Renee Sloan

From: Rita Angelini <rtangel8@yahoo.com>
Sent: Wednesday, April 19, 2023 2:20 PM
To: Roni Elias; Rami Yitzhak; Renee Sloan; Joe DiRienzi Sr.; Joe DiRienzi Jr.
Cc: Edward Walendy; The Durbins; Rick Roudebush; Jennifer Darrow
Subject: Island Park Village 5.2 Adjusted Invoices
Attachments: Summary Elias Adjusted Invoice Phase 1.pdf; Consolidated Elias Adjusted Invoice Phase 1.pdf

The Island Park Village Board has reviewed the thirteen Elias Brothers Group invoices for the completion of Phase 1–Elias description: Electrical, Plumbing, Insulation, and Drywall–submitted to Island Park Village on behalf of the unit owners. Attached please find an accounting of all initial insurance proceeds that are currently available from the Fountain Group Adjusters reports for the completed work as outlined in the contract.

The Board is willing to provide help with the submission of omitted items by the adjuster that require repair/replacement, or insufficient pricing to the insurance carrier for additional funding. However, all claims for additional funding must be in the proper format and thoroughly documented.

Additionally, Elias can provide upgrades or extra services within a unit if the homeowner is made aware of the cost prior to beginning work and signs an agreement to pay for such extras. Work outside the scope of insurance proceeds, upgrades or non-flood related work, must be billed separately, and approved by the unit owner. Per our contract, this is a change-order, and the association will collect payment from the owner and remit it to Elias.

For the units who have opted not to continue onto Phase 2, we need line-item detail for Phase 1 items if you deem more funds are due. IPV does not guarantee the insurance carrier will adjust proceeds but will assist with our best effort.

Fountain Group is reviewing one full unit estimate for 17601 Captiva Island Lane. We request you provide the full estimates for the four units remaining ASAP.

17620 Captiva Island Lane

17642 Captiva Island Lane

17601 Marco Island Lane

17623 Marco Island Lane

As per the worksheets, the original down payment of \$150,000 and second payment of \$225,000 is sufficient toward funding Phase 2 for the remaining five units that have elected to continue with Elias. We also request final invoices or indicate no invoice due for units where Elias did not perform work, for the following units:

17631 Captiva Island Lane

17632 Captiva Island Lane

17633 Captiva Island Lane

17653 Captiva Island Lane

17651 Marco Island Lane

We look forward to continuing our working relationship with the Elias Brothers Group and are anxious to get this project moving again. Please submit your completion schedule to us as soon as possible. For those units that have drywall or insulation stacked in their garages and are not continuing with the Elias Brothers Group, they are willing to purchase the material at your cost, plus a delivery fee, once a reasonable offer is made to the Island Park Village Board.

Work completed without funding approved by the Fountain Group Adjuster's Report, whether outside of the defined scope or in excess of the allocated task dollars, on a unit-by-unit basis, cannot be honored at this time.

Should you wish to meet to discuss any of this, please let me know and we will set up a meeting at your convenience. Thank you for your support with these matters.

Rita Angelini

Island Park Village 5.2 HOA President

 **E-MAILED**
4/11/23
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Island Park recent Invoice break down as requested 3/31/2023								REVISED FURTHER BILLING FOR 4.11.23
ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	PLEASE NOTE:	ESTIMATED AMOUNT EBC INVOICED ON 3.31.23	FINAL INVOICE AMOUNT TO BILL AS OF 4.11.23 BEYOND THE 3.31.23 PREVIOUS INVOICE
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$40,000.00	1895
17601 CAPTIVA	USEPPA III	ALL PHASE 2 FINISHES THRU COMPLETION TO FULL SUBMITTED XACTIMATE \$172,869.11 LESS \$41,895.00 BILLED FOR PHASE 1						130,974.11
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$40,000.00	770
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	\$40,000.00	5313
17600 CAPTIVA	BOCA II	DEMOLITION OF DURROCK FLOORS AND SHOWER DONE BY EBC AS WELL AS 40 SQ FT SUB FLOOR REPLACED						3975
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$40,000.00	7566
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$40,000.00	0
17611 CAPTIVA	CAYMEN	DEMOLITION OF FLOORS AND SHOWERS DONE BY EBC AS WELL AS SQ FT SUB FLOOR REPLACED						11,885
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$40,000.00	1302
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$40,000.00	2645
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	\$40,000.00	807
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$40,000.00	6712
17601 MARCO	USEPPA III	DEMOLITION SUBFLOOR AND SHOWER MAST. BATH						2125
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$40,000.00	3092
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$40,000.00	784
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$40,000.00	-10,653
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$40,000.00	1180
TOTALS:					\$541,413.00		\$520,000.00	170372.11
BILLED on 3.31.23								BILL Balance on 4.11.23 IN ADDITION TO INVOICE (2) TAB

Island Park Invoice break down as requested 4/11/2023

ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	AMOUNT EBC TO INVOICE ON 4.11.23
17642 CAPTIVA	Boca II	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	\$41,895.00
17643 CAPTIVA	Useppa III	\$1,667.00	\$5,834.00	\$0.00	\$7,501.00	\$7,501.00
17653 CAPTIVA	Caymen	\$0.00	\$0.00	LOADED MATERIALS	\$0.00	\$6,875.00
17631 CAPTIVA	Useppa III	\$0.00	\$0.00	LOADED MATERIALS	\$0.00	\$6,875.00
17632 CAPTIVA	Boca II	\$2,725.00	\$2,650.00	\$0.00	\$5,375.00	\$5,375.00
17632 CAPTIVA	INITIAL STRUCTURAL ROOF TRUSS DAMAGE INSPECTION BY ENGINEER AS REQUESTED BY THE HOA					\$1,417.00
17651 MARCO	Useppa III	\$0.00	\$5,750.00	LOADED MATERIALS	\$5,750.00	\$7,583.00
TOTALS:						\$77,521.00 BILL ON 4.11.23

ISLAND PARK V.2 PERMITS AND XACTIMATES 4.11.23

ADDRESS	NOTES:	COUNTY PERMIT FEE	ASSOCIATED ADMIN FEES FOR NOC-NTO & PERMIT	ASSOCIATED ADMIN FEES FOR INSPECTIONS AND XACTIMATES	
17600 Captiva	APPLIED/PENDING	345	330	865	
17601 Captiva	APPLIED/PENDING	345	330	865	
17602 Captiva	APPLIED/PENDING	345	330	865	
17603 Captiva	APPLIED/PENDING	345	330	865	
17611 Captiva	APPLIED/PENDING	345	330	865	
17613 Captiva	APPLIED/PENDING	345	330	865	
17620 Captiva	APPLIED/PENDING	345	330	865	
17641 Captiva	APPLIED/PENDING	345	330	865	
17642 Captiva	APPLIED/PENDING	345	330	865	
17601 Marco Island	APPLIED/PENDING	345	330	865	
17623 Marco Island	APPLIED/PENDING	345	330	865	
17633 Marco Island	APPLIED/PENDING	345	330	865	
17641 Marco Island	APPLIED/PENDING	345	330	865	
17643 Marco Island	APPLIED/PENDING	345	330	865	
17323 CAPTIVA	APPLIED FOR PERMIT THEN PULLED OUT	345	330	865	
17631 CAPTIVA	APPLIED FOR PERMIT THEN PULLED OUT	0	330	865	
17632 CAPTIVA	APPLIED FOR PERMIT THEN PULLED OUT	0	330	865	
17633 CAPTIVA	APPLIED FOR PERMIT THEN PULLED OUT	0	330	865	
17651 MARCO	APPLIED FOR PERMIT THEN PULLED OUT	0	330	865	TOTAL TO BILL
		5175	6270	16435	4.11.23
					27880