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Summary of Construction Meeting #5 (2-17-23) 4

Yahoo/IPV Elias...



Rick Roudebush

From: rroudebush@gmail.com
To: Ginny Howley, Elaine Minnis, Joe Barker, Jaye Popoli, Michael Cooper and 13 more...
Cc: James Cillo, The Durbins, Edward Walendy, Jennifer Darrow, Danilo Fiori and 7 more...

Mon, Feb 20, 2023 at 6:35 PM

Work Progression and Final Scheduling:

The meeting started with Joe Sr. discussing general progression with this project, indicating drywall will proceed with 4 units next week.17603, 17611, 17620 and 17631 Captiva. (EBC spreadsheet attached) Joe Sr. indicated the EBC designer was attempting to contact owners to set up meetings to choose final finishes and designs. However, she was having difficulty getting owners to pick up, call back or return email. Please contact Sharon Everett at 239-571-1304 / sharon.everett@elias-brothers.com. If Jim Cillo asked Joe Sr, if unit owners could get a more specific timeline for finishing after a certain point in the process is reached, For example: after final finishes are selected, Joe Sr. indicated he thought build out schedules could be done, EBC agreed to email a draft build out schedule for 17601 Captiva to Sec V.2, next week and to follow up with a call after review. This is an attempt to set up this process for every owner.

Engineering Report:

The preliminary EBC engineering report was back for 17633 Captiva, but Joe Sr. said that to go further into the process and obtain permits, a contract would have to be signed with EBC. Joe Sr. explained some of the various reasons why a contract was needed, including the redrawing of the structure. The damage to unit 17633 is from top to bottom and will need extensive rebuilding. Timing for the process of redrawing, recreating the design to permitting and ultimate work start was estimated around 4-6 weeks after a contract is signed, Sec V.2, indicated they still had not received a preliminary report for their adjuster.

Repeating:

Joe Sr. indicated a 5th unit has to have repiping done, but had a clarification regarding the repipe units. Joe Sr. indicated this unit (17651 Marco), like all of the other 4 units, had to have the repiping because of storm damage. The type of the material the piping is made of (i.e. polybutylene) was shredded by the flood waters and compromised the plumbing in these units. Joe Sr. indicated they have the data and will forward to Doug.

Non-Storm Damage:

Joe Sr. indicated they were finding a lot of non-storm damage like rotting wood and other issues clearly not related to Ian. He said they are compiling a list of each unit and what needs to be fixed. He said there were issues in 17 of 20 units, EBC expects to submit this list to the board by next week (week of 2-20). These are damages which need repair but will not be covered by insurance.

17631 Captiva

Jennifer has talked to the owner and the owner has requested a face-to-face meeting with representatives from EBC. Thursday at the Pegasus office was tentatively set for the meeting.

Second POC:

Joe Sr. asked that a second point of contact be established to handle the amount of calls he is receiving directly from the owners. Jim Cillo was offered as the secondary. Jim's contact information is: 845-489-0420 jamescillo@icloud.com Please call me or Jim if you have questions or need information regarding your individual unit.

Thank you.

Navigation icons



Rick Roudebush

I apologize to everyone for forgetting the...

Mon, Feb 20, 2023 at 10:01 PM



From: michael@settertools.com

To: Rick Roudebush, Ginny Howley, Elaine Minnis, Joe Barker, Jaye Popoli and 13 more...
Cc: James Cillo, The Durbins, Edward Walendy, Jennifer Darrow, Danilo Fiori and 7 more...

Tue, Feb 21, 2023 at 8:55 AM

Rick,

Could you please correct the email address to Sharon Everett? It is not as written below and was returned undeliverable.

Thank you, Sir.

Kind Regards,

J. Michael Goff

864.299.8700 | office
800.845.1893 | toll free
864.299.8688 | fax
www.settertools.com

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James Cillo

From: jamescillo@icloud.com
To: michael@settertools.com
Cc: Rick Roudebush, Ginny Howley, Elaine Minnis, Joe Barker, Jaye Popoli and 24 more...

Tue, Feb 21, 2023 at 11:20 AM

sharon.everett@elias-brothers.com

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📄 Receipts

📄 Credits

➔ Travel

Folders Hide

Summary of Construction Meeting #5 (2-17-23) 4

Yahoo/IPV Reb... ⭐ ↗ ▲



● Rick Roudebush

📧 Mon, Feb 20, 2023 at 6:35 PM ⭐

From: rrroudebush@gmail.com
To: Ginny Howley, Elaine Minnis, Joe Barker, Jaye Popoli, Michael Cooper and 13 more...
Cc: James Cillo, The Durbins, Edward Walendy, Jennifer Darrow, Danilo Fior and 7 more...

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Rick Roudebush 🔍

rrroudebush@gmail.com
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| | |
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| + New Folder | |
| 2016 Football Pool | 9 |
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| Computer | 5 |
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| Disney | 7 |

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17631 Captiva

Jennifer has talked to the owner and the owner has requested a face-to-face meeting with representatives from EBC. Thursday at the Pegasus office was tentatively set for the meeting.

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Joe Sr. asked that a second point of contact be established to handle the amount of calls he is receiving directly from the owners. Jim Cillo was offered as the secondary. Jim's contact information is:

845-489-0420

jamescillo@icloud.com

Please call me or Jim if you have questions or need information regarding your individual unit.

Thank you.



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- IPV Rebuild 3
- IPV Roofs



Rick Roudebush



Mon, Feb 20, 2023 at 10:01 PM



From:

rrroudebush@gmai

To: Ginny Howley

, Elaine Minnis,

Joe Barker,

Jaye Popoli,

Michael Cooper

and 13 more...

Cc: James Cillo,

The Durbins,

Edward Walendy,

Jennifer Darrow,

Danilo Fior

and 7 more...

I apologize to everyone for forgetting the attachment. That's the way it goes these days, folks.

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2.17.23 - Isla... .pdf

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michael@setterstools.com

Tue, Feb 21, 2023 at 8:55 AM



James Cillo



Tue, Feb 21, 2023 at 11:20 AM



From:

jamescillo@icloud.com

To:

- IPV ServPro 1
- IPV Six Sigma
- IPV Wind
- IPV Wind Damage
- IPV Xactimate 2
- KiKi 8
- LIL 3
- M2M 1
- Marathon
- Maria Malin 16
- Marina House 11
- Mary Angelini
- Medical 21
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- Morgan 17
- NAMW 71
- NCYC 2
- OCWW 863
- OCWW Conversion
- OCWW Credits
- OCWW Tax 1
- Orange Blossom
- Passport 1
- Pegasus Litigation
- Plumosa 34
- Sayings

michael@setterstools.com
Cc: Rick Roudebush,
 Ginny Howley,
 Elaine Minnis, Joe Barker
 , Jaye Popoli
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sharon.everett@elias-brothers.com

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| Unwanted | |
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| Wells | 145 |
| wheelchair | |
| WIP | 4 |

| Island Park 5.2 | | | | | | | | | | Updated 2.24.23 | | | | | |
|--|------------|-----------------------------|-----------------|----------------------|--------------------|----------|--------------|---------------------|----------|---|----------|----------------------|---------------------|----------------|------------------------|
| Captiva Island Ln. | | | | | | | | | | | | | | | |
| Unit # | Priority # | Plumbing completed | | Needs repipe to code | Electric completed | | Loaded | Prepped for drywall | | Hung | Finished | Floors start approx. | Trim starts approx. | Interior Paint | Cabinets start approx. |
| 17600 | 2 | Yes | Verified | Yes | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | |
| 17601 | 1 | Yes | Verified | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | Done 2/22 | In Progress | week of 2/27 | bathrooms week 3/6 |
| 17602 | 3 | Yes | Verified | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | |
| 17603 | | Yes | Verified | no | Yes | Verified | Yes | Yes | Verified | week of 2/27 | | | | | |
| 17611 | 8 | Yes | Verified | no | Yes | Verified | Yes | Yes | | Yes | Yes | | | | |
| 17613 | 9 | Yes has resident | | no | Yes | Verified | Yes | Yes | Yes | Yes | Yes | | | | |
| 17620 | | Yes | Verified | no | Yes | Verified | Yes | | Yes | week of 2/27 | | | | | |
| 17631 | HOLD | Yes | Verified | no | Yes | Verified | | | | | | | | | |
| 17632 | HOLD | pending | | no | Yes | Verified | | | | | | | | | |
| 17633 | ROOF | pending | | no | in progress | | | | | | | | | | |
| 17641 | 7 | Yes has resident | | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | |
| 17642 | | Yes | Verified | no | pending | | | | | | | | | | |
| 17643 | | Yes | Water Heater | no | Yes | | | | | | | | | | |
| 17653 | 11 | Yes | pending | Yes | pending | | | | | | | | | | |
| Marco Island Ln. | | | | | | | | | | | | | | | |
| Unit # | Priority # | Plumbing completed | | Needs repipe to code | Electric completed | | Loaded | Prepped for drywall | | Hung | Finished | Floors | Trim | Interior Paint | Cabinets |
| 17601 | 4 | Yes | Verified | Yes | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | |
| 17623 | 12 | Yes needs water heater deck | | Yes | Yes | Verified | | | | this will hold until approved by adjuster | | | | | |
| 17633 | | Yes | Verified | no | Yes | Verified | week of 2/27 | Yes | Verified | week of 2/27 | | | | | |
| 17641 | 5 | Yes has resident | | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | |
| 17643 | 6 | Yes has resident | | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | |
| 17651 | | pending | repairs pending | Yes | Yes | verified | Yes | | | TBD due to plumbing | | | | | |
| notes: | | | | | | | | | | | | | | | |
| 17651 Marco needs repipe to code. EBG we will provide quote for re-pipe early next week. Still waiting on plumbers quote | | | | | | | | | | | | | | | |
| 17653 Captiva EBG provided quote for re-pipe and letter as requested was sent on 2/15 this week and has not been responded to. | | | | | | | | | | | | | | | |
| We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and photos forthcoming next week | | | | | | | | | | | | | | | |
| As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact. | | | | | | | | | | | | | | | |
| EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday. | | | | | | | | | | | | | | | |
| 17631 CAPTIVA owner Teresa was email requesting phone # and Tim to call her to answer questions. Email not responded to home stocks insulation drywall on Monday 2/20/23 as noted above. Met yesterday, meeting went well, work needs to be completed prior to drywall and insulation. | | | | | | | | | | | | | | | |
| As shown above shaded in light beige 17603 Captiva - 17620 Captiva - 17633 Captiva all will be stocked with insulation and d/w and prepped and will be started next week. | | | | | | | | | | | | | | | |
| starting next week Monday we will be reverting to our estimating format house by house due to scopes varying drastically in each home. | | | | | | | | | | | | | | | |
| EBG had a phone conference yesterday will Jim Cillo and he was provided a timeline for his house through completion. | | | | | | | | | | | | | | | |

| Island Park 5.2 | | | | | | | | | | | | | Updated 2.17.23 | | | |
|---|------------|-----------------------------|-----------------|----------------------|--------------------|----------|--------|---------------------|----------|---|-------------|----------------------|---------------------|----------------|------------------------|--|
| Captiva Island Ln. | | | | | | | | | | | | | | | | |
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| 17600 | 2 | Yes | Verified | Yes | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | | |
| 17601 | 1 | Yes | Verified | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | 2/13/2023 | 2/21/2023 | | TBD | |
| 17602 | 3 | Yes | Verified | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | | |
| 17603 | | Yes | Verified | no | Yes | Verified | 22-Feb | on | 22-Feb | week of 2/20 | | | | | | |
| 17611 | 8 | Yes | | no | yes | Verified | 10-Feb | yes | | 18-Feb | in progress | | | | | |
| 17613 | 9 | Yes has resident | | no | Yes | Verified | Yes | Yes | Yes | Yes | yes | | | | | |
| 17620 | | Yes | Verified | no | yes | Verified | 21-Feb | on | 21-Feb | week of 2/20 | | | | | | |
| 17631 | HOLD | Yes | Verified | no | yes | Verified | | on | | | | | | | | |
| 17632 | HOLD | pending | | no | Yes | Verified | | | | | | | | | | |
| 17633 | ROOF | pending | | no | in progress | | | | | | | | | | | |
| 17641 | 7 | Yes has resident | | no | Yes | Verified | Yes | Yes | Verified | Yes | Yes | | | | | |
| 17642 | | Yes | Verified | no | pending | | | | | | | | | | | |
| 17643 | | Yes | Water Heater | no | Yes | | | | | | | | | | | |
| 17653 | 11 | Yes | | Yes | pending | | | | | | | | | | | |
| Marco Island Ln. | | | | | | | | | | | | | | | | |
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| 17651 | | pending | repairs pending | Yes | yes | verified | 10-Feb | | | TBD due to plumbing | | | | | | |
| notes: | | | | | | | | | | | | | | | | |
| <p>17651 marco needs repipe to code. EBC we will provide quote for re-pipe early next week</p> <p>17653 Captiva EBC provided quote for re-pipe and letter as requested was sent on 2/15 this week and has not been responded to.</p> <p>Engineer has provided preliminary report for 17643 marco reference 1/2" floor sag and It is not storm related this will be extra for EBC to repair if requested. Extra will include engineering fees. Homeowner performing work by others.</p> <p>Engineer an hour ago has provided a very preliminary report on the roof repair. In order to move forward with details he needs to be put under contract by EBC. PENDING DIRECTION TO PROCEED.</p> <p>We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and photos forthcoming next week</p> <p>As of today ebc requests all information communication, question, etc be funneled through only Rick and one other board member. It has become unmanagable for ebc to deal with individual owners calls, emails, texts.please advise whom other than Rick is the secondary point of contact.</p> <p>Ebc requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of rus to update and make notes on this weekly provided updates every Friday.</p> <p>17631 CAPTIVA owner teresa was email requestin phone # and tim to call her to answer questions. Email not reponded to home stocks insulation drywall on Monday 2/20/23 as noted above.</p> <p>As shown above shaded in light beige 17631 Captiva - 17620 Captiva & 17621 Captiva all will be stocked with insulation and d/w and prepped and will be started next week.</p> | | | | | | | | | | | | | | | | |