

The following is a summary of the 4th bi-weekly construction update meeting with Elias Brothers Construction (EBC), held at 11AM Friday February 3, 2023:

REVIEW OF UPDATED CONSTRUCTION TRACKING SPREADSHEET:

Joe Sr. initiated the meeting by reviewing the current status spreadsheet. The unit Joe Sr. discussed was 17603 Captiva. Joe pointed out plumbing work was in process, but it was not for a repipe. Jim Cillo pointed out the owners of 17603 had the plumbing repaired/repiped and he could verify this because Jim was here when they were doing the work. Follow up with Joe Sr will be conducted to obtain more details for specifically what types of plumbing and electrical work is being conducted on each unit. This information will be communicated to all owners soon.

RECONSTRUCTION PERMITTING UPDATE:

Joe Sr. indicated they have been tracking the progress of the permit applications through Lee County and a 'hand full' of the permit applications were in review stage now. EBC expects the others to begin review and all be processed soon.

STATUS OF UNIT 17632 CAPTIVA:

Joe Sr. noted this unit was listed as on hold. He stated this was the second unit which will have to have permit applications pulled from the process. He indicated this (pulling permit applications) created a money loss issue for them. Joe Sr. was reminded the first unit removed was not because the unit owner opted out (as 17632 Captiva has) and that it was a simple miscommunication between the owner and the Board.

17600, 17601/03 UNITS:

Joe Sr. indicated 17601 was nearing completion, with the flooring to be installed possibly the week of 2-6, with trim and cabinets to be installed after flooring. Additional work is also needed for the kitchen and bathrooms, but work could be completed in 2-3 weeks in this unit. Joe Sr. stated the federal standard for installation of vapor barriers will not work in south Florida and that a spray on application is needed for units. EBC is confident insurance will pay for the applications once they discuss this with Mr. Malone.

17600, 17601/03 UNITS XACTIMATES REQUESTED FROM DOUG MALONE, FLOOD ADJUSTER:

Roni Elias indicated it would be EBS top prioritize the week of 2-6 to revise the Xactimates they submitted to V.2. and Mr. Malone for initial review and discussion purposes, now that they had a much better idea of what the insurance may allow and what it probably will not. EBC intends to try to get the Xactimates to Section V.2. Board for review, before attaching a revised signed contract for units 17601/03 and sending to Mr. Malone for his review. The plan Mr. Malone laid out in our conference call on 2-1-23 is to have EBC revise the Xactimates and work with EBC to come to an agreement on costs, before submitting to the insurance for final approval. Mr. Malone indicated he wanted individually signed contracts with each unit owner submitted along with the revised estimates. EBC and V.2. Board will need further clarification from Mr. Malone on both of these requests. The adjuster explained during the 2-1-23 call when he receives the revised estimates, it may take 1-2 weeks to submit for final approval, but he would communicate to the final review adjuster the pricing for the submitted estimates should be fairly consistent with the rest of the Xactimates to be approved. Mr. Malone indicated this may help with processing for the estimates submitted after these. Mr. Malone made it clear, final payment may not be for 4-6 months because of the extremely large volume of claims being submitted.

QUESTIONS - OPEN DISCUSSION:

The floor was opened to anyone who had any questions or wanted to discuss anything from the meeting. Jim Cillo asked if the plan for these meetings and updates was still the same, in that a conference call would be bi-weekly and an updated progress spreadsheet would be emailed in between calls. No updated spreadsheet was received on 1-27, after the last conference call on January 20th. EBC apologized for missing the update and assured everyone would be updated according to the framework agreed upon.

No other questions or comments came up about the meeting, except a request to talk separately with Roni, Rami, by Rick R to discuss better communications and assurances on insurance coverage and no potential uncovered costs being incurred by any unit owners or the Association Board. These issues are still being addressed with EBC and will be communicated with owners soon.

Jennifer, Rita and Ed, please feel free to add anything I missed.

Please let me know if you have any questions, or would like to discuss anything regarding this meeting.

Thank you,
Rick