

## Special Assessment Meeting Minutes for 01/30/23

### 1. Certifying a Quorum & Call to Order

Meeting called to order by President, Angelo Riccobono at 10:00 Eastern Standard Time.

Board Roll Call: Carol Barbieri, Kelly Hartman, Kathy McConnell and Kim Lyttle all present either in person or virtually; quorum established

### 2. Proof of Notice

Christopher Robertson, from Sandcastle Community Management, our Community Association Manager affirmed that our notice of meeting was appropriately posted and in a timely manner in accordance with Florida Statue and our association bylaws.

### 3. New Business

**New Business Item 3A - Adopt a Special Assessment in the amount of \$1,025,976 to provide funds to pay for Insurance Deductibles.**

A special assessment is being proposed to cover the deductibles on our building (our comprehensive policy that covers our building) and 2 additional policies that each carry a \$2,000 deductible. These 2 additional policies cover the office and the 1<sup>st</sup> floor. The amount needed to cover these 3 deductibles is \$1,025,976. This amount, shared equally amongst our 88 unit owners would be equal to \$11,658.82 per unit. We cannot receive any insurance payment until we meet our deductible.

#### Discussion

**Greg Smith 601A:** *Does this account for replacement of all windows, not just the broken ones?* No – this is for replacement of broken windows. We have a list of 27 windows that were blown out.

**Lonnie Conroy 711A:** *Does it also take care of windows that are damaged/inoperable?* If the damage was done by Ian, it should also cover repair. Angelo will put on the list to check.

**Greg Smith 601A:** *How will I know whether or not windows will be fixed?* We will send out a list of the windows being replaced

**Robert Lomas 607A:** *Do screens come with the windows?* Angelo was told screens would come with the windows.

**Brad Vancura 410A:** – *There are a number of questions around the money that was collected via a special assessment last year – there was indication that there was \$818K left in reserves – can't that money be used toward our needed funds?* No, those funds were collected for our building restoration, specifically roofs, the fence to our south (that was done and half paid by Wyndham, but the fence was washed away), and work to be done on the support structure (concrete/rebar) crawl space, etc. Those things still need to be done. Funds have already been spent on certain parts of this project and reserve funds currently are approximately \$414K. 5 stacks need roof repair.

**Randy Youts 305A:** – *Will there be a moving target on our expenses? For knowing what is uninsured – will this keep changing?* We hope not – but we just keep working toward getting our property back to inhabitable – there are no guarantees.

**Richard Kabele 106A:** – *Can you restate assessment amounts; will that happen now?* We would like to break the assessment into two payments, one due February 15th and one due May 15th.

**Motion that we adopt a special assessment to cover the deductible amounts of our insurance policies amounting to \$11,658.82 per unit.**

**ROLL CALL** – Board votes YES unanimously, 5-0 to adopt the first portion of the special assessment.

**New Business Item 3B - Adopt a Special Assessment in the amount of \$675,000 to provide funds to pay for expenses related to Association repairs and replacement not covered by insurance.**

We have a lot of uninsured expenses - the pool, irrigation system, landscaping. Chris commented it is hard to get things regarding pool covered by wind damage as it is hard to prove. **This amount will be \$7670.45 per unit for a total of \$19,329.28 for the two assessments or 2 payments of \$9,664.64.** You could make 1 payment for the total amount to help with cash flow. The payment due dates would be Feb 15 for the first payment and May 15 for the second payment.

#### **Discussion:**

**Jane Platten 208A:** - *Can we combine the two assessments?* Yes, the combined amount will be \$19,329.28. This will be divided into two equal payments due February 15 and May 15.

**George Harris 501A:** – *The work under the condo that has to be done in the future – is that still needing to be done?* Yes, it has to be done – it is part of the planned total building restoration. The sand and significant debris has been removed (it took three companies and a total of two months and cost about \$100K). This was covered by insurance. The rebar and exposed wiring were taken care of post lan We need to protect the columns We took care of some things now, but we need to protect the concrete around the foundation. We will treat each pillar with a special paint that will protect them. We added ventilation sections to the crawl space. It should now be drier and better ventilated. If we do the paint, it should hold until our next restoration.

**Chris/Stacy (Sandcastle)** clarified that the invoices can be sent out immediately – email statements will be the most expedient, but then also sent via USMail. This can happen quickly – we will allow a grace period due to the tight timelines. No late fees will be assessed or accrue unless payment is received after 3/15/23. **Question:** Do we have the capability to use wire services. Chris: no, we don't do wire as most banks charge a fee.

**Robert Lomas 607A:--** *When will work be done?* Angelo hopes it will be done by the end of the year. Phase 2 will be starting as we have agreed with the vendor on pricing to restore the drywall. That will start soon. The drywall installation expense will be at no cost to the owners The finishing such as cupboards and crown molding will be at the owner's expense. Extras like window sills, everyone will pay on their own. The roofs may take awhile. Right now, we have temporary roofs that are not leaking, so Angelo cannot give a timetable.

Kelly Hartman added the importance of those with flexibility of resources that can pay up front would be very much appreciated. The quicker cash flow is not such a challenge – the quicker we can make progress toward remediation.

**Denise Klint 302A** – *Is the contractor who is doing our drywall remediation open to doing other services for owners?* Angelo will ask – we can get back to you.

**Angelo:** *For those who have insurance on their condo “loss assessment coverage” built in coverage* – per Florida statute, you should be reimbursed at least \$2000 per insured unit as a result of the special assessment. You would need to submit this meeting notification, these minutes on Sandarac letterhead, and the invoice from Sandcastle when you receive it. Kathy will supply the first two items in an email blast.

**Motion to adopt a Special Assessment in the amount of \$675,000 to provide funds to pay for expenses related to Association repairs and replacement not covered by insurance.**

**ROLL CALL – Board votes YES unanimously, 5-0 to adopt the second portion of the special assessment in the amount of \$7,670.45 per unit to cover uninsured items.**

<b>New Business Item 3C – Establish Due Date of Special Assessments</b>
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**The combination (\$19,329.28) of the 2 assessments would be 2 equal payments of \$9,664.64 each due on 2/15/2023 (late fees will be waived until March 15) and 5/15/2023**

## Other

**Angelo:** *Due to the mass responsibility of remediation, the following Board Members and owners have been assigned specific duties as noted:*

- Property Manager’s office – Kelly Hartman
- Contents of the Sandarac office – equipment, furniture, finishes – Carol Barbieri
- Pool, deck, fence, furniture – Dave Warrington (our loungers just came in – so we didn’t lose them!)
- Continued collaboration regarding the building, vendors, insurance – Angelo Riccobono
- ALL communication (very overwhelming) will go through Kathy McConnell

**Jill Smart 602A**– *Insurance questions – Are some insurance companies going out of business?* To date, we know 6 companies have gone out of business. We have to consider the reality: The cost of doing business on Ft Myers Beach is going up. Quarterly dues will be going up. Insurance in prior years has risen 10%, Next year our insurance is going to increase by 70%.

**Greg Jeffcott 603A** – *Question about pool/office, status of Sandarac B?* Their responsibility is 51% of expenses – Our priority is to get Sandarac A up and running before we try to collaborate with them on amenities.

**Tim Lyons 303A** – *I can do some of my own work, when can I get down there and work on that?* For legal and liability reasons, we cannot grant permission for people to sleep there. We do not have our fire suppression system yet which is required before we can get out occupancy permit. Currently we are waiting on permits on fire suppression; this was submitted about a month ago. We are also waiting on parts.

**Brad Vacura 410A** – *Is there a plan for rebuilding carports?* Yes, but not on our top priority list right now. Carports are covered by insurance under our wind policy.

**Greg Smith 601A:** *Do we know what our total claim will be?* Angelo: That may take a year or even two years to know.

**Larry DiMatteo 407A:** *We haven’t been there; how do we know about our windows?* Kelly replied, we all need to have a condo watch person. The units were initially checked for blown out windows. Angelo will take a look at the cracked window on Jean Francis’ lanai.

**Jill Smart 602A:** *Is there anything we should be doing in our unit?* Answer: Start planning on what you want to do and what you want it to look like. Get on people's list for work that you need done. Start planning, but you just cannot be staying there.

Electricity has not yet been restored to 4 units. The electrician will be here this week working on those units. Jill Smart – power is back but not air conditioning; Randy, 305. add him on Electrical list. When air conditioning is on, breaker pops. Angelo said have electrician check and also air conditioning people check.

**Tim Lyons 303A:** *Is the town replacing the eroded sand?* Answer: Angelo has not been involved with Town Council issues; however, they keep coming back.

KUDOS from many owners to Angelo, Chuck, Kathy and other board members for their leadership and persistence. Christopher from SandCastle reiterated how Sandarac A is "light-years ahead" of so many others on the island. Angelo gave special thanks to Chuck Morrison who has been working tirelessly and without question on our behalf!

Previous minutes of September 12, 2022 reading waived, Kim Lyttle motioned, and Carol Barbieri seconded - approved

Previous minutes of September 12, 2022 approved, Kelly Hartman motioned, and Kathy McConnell seconded - approved

#### **4. Adjournment**

Meeting adjourned 11:03 am

Respectfully submitted

Kathy McConnell and Kelly Hartman