

LAKESIDE OF CHARLOTTE COUNTY CONDO ASSOC. INC.
BOARD OF DIRECTORS MEETING
October 27, 2022

CALL TO ORDER AND ROLL CALL: The Lakeside of Charlotte County Board of Directors Emergency Meeting was called to order at 5:00 P.m. by Brenda Binder. A quorum of the Board was established by the following Board Members present in person or via zoom: Pat Salley, Carolyn Hummel, Rick Willis, Mary Liz MacNeil, and Richard Bielawiec. Also present was Brenda Binder and Rich Cain from 1st Choice Condo Management.

Mary Liz stated that before we begin, this is our second meeting on the hurricane and working on the budget for next year and she would like to thank everyone for their continued patience and understanding through this whole ordeal. And she would like to thank Dee Powell, Brenda, Rich, Triton and Andrew for working as hard as they can to get us cleaned up as fast as they can. We are making some progress; we got the parking lot cleaned up yesterday. As far as some places go, we are in much better shape, but it will take time and she will be asking for more patience.

Mary Liz stated that we have been given the option of making payments for 6 months but there is now another option out there as well. The Governor has allocated 5 million to a deductible fund and if you qualify you can get your out of pocket back from the State. To apply, go to floridahousing.org which is the State site or you can go to Wink.com which is the CBS affiliate in our area. They have the Charlotte County application on the site and you can fill it out and if you qualify you will get your deductible back.

Charlotte County will be resuming recycling next week so we will be able to use our recycling again. If you are taking your recycling out and the bin is full, please take it to another bin. We are only getting one pickup per week as of now.

READING OR WAIVER OF READING AND APPROVAL OF OCTOBER 7, 2022 BOARD OF DIRECTORS MEETING: A motion to approve the minutes from the October 7, 2022 Board of Directors meeting was made by Mary Liz and seconded by Rich B. All in favor, motion carried.

NEW BUSINESS:

- A. Hurricane Update** – Brenda turned the floor over to Chase Ward who is one of the owners of Triton Renovation. Chase explained that Tony Lang has been out running the job, but his wife took a bad fall, and he is at the hospital. Chase stated that he will go over the whole process of what has gone on and what will go on and we will save the questions till the end. Triton has come onto the property and done the initial property clean up, put the temps on the roofs and soffits. They've started demo on units with minor to major units, there's about 25 units as of right now. Drying equipment will be going in. There will be a second crew going around in a few days for a second go round with the infrared cameras. He explained that they will be looking for what they call invisible water damage, wet insulation or something that is behind the walls that can't be seen. They will be going into the attics looking for wet insulation, which will be removed. During demo they will be looking for mold growth and spraying Microban, which is a microbial cleaner and protector. This will be sprayed again before any drywall goes back up.

Chase stated that this is a process, and every process takes time, especially when dealing with the insurance adjuster. They need to make sure they don't overstep with something that may not be covered due to storm damage. One of the things that they look for is water damage around the

windows that they call "wind driven rain". Because the roofs were not completely damaged and ripped off, they need to show the uplift that occurred and that your roofs were damaged. They will be proceeding with a roofing expert to come in and do an uplift test and produce a report on every roof to prove there was uplift and the seals were broken. He explained that the shingles are nailed and then at the bottom of the shingle there is a seal that bonds with the heat of the sun and with the amount of wind we had here, that seal is broken. So, what they need to do is procure that report since shingles were not missing on 30% of the roofs. Once the report is finished, the engineer will put his stamp of approval on it.

Chase explained that the first two steps are the initial walkthrough and demo. Once that is all done, they will be coming through with their team of estimators that will write the actual scope for the repairs. They will be out again to do another walk through with the adjuster, so that is another time they will be going through all the units. The whole process has just begun, and this is going to take some time.

Starting next week, now that things have slowed down and the demo has begun, we will be getting weekly reports. They will be supplying a report every Friday to Brenda to send out to the Boards and they can update the owners. What was done that week and what will be done the following week and that will be done every Friday going forward.

He stated that they are still finding some damage and going through with the infrareds and looking in the attics will help them find damage that was done that may not have been visible at first. Once they get through the final walk through, they will be putting together a report in Xactimate, which is the same program that the insurance companies use and will hopefully help expedite the process for getting the claim approved. They will put that report before the Board and point out some areas that they may need to fight for. They work for Lakeside and they are here to make sure that all storm damage is repaired and repaired properly. That's all the light fixtures and eaves and everything that is covered under the HOAs insurance. They will make sure every unit is inspected and that nothing can spread from unit to unit.

With the rebuild process, once everything is ripped out and the drying out process is complete, they will be putting up plastic where the drywall came out. Then there will be a little bit of a lull while the final estimate is prepared and that goes to the consultant that was on site and then to the adjuster and then to the desk adjuster that will have the final say. With all the documentation from Triton and the uplift test, that should be a smooth process unless some of the uplift tests are questionable and then we may have to bring in consultants one step at a time. They will hire an engineer that specializes in roofs if necessary but they do not want to spend Lakesides money on experts unless they need to.

Once things are approved, they will start on the roofs and that is a 30-45 day process. Materials are not an issue, they have the supplies and crews ready to go. Each building will take 1-2 days to take off and put on with a minimum of 2 buildings going on at a time and once the roofs are on they can start the interior repairs. They will be starting on the roofs where they have the most interior damages and then they will staircase from there. They can not start on installing drywall until they have the roofs and soffits in place. Then they will work their way down from the roofs with any necessary painting and so forth.

Chase asked if there were any questions on the interior repairs as far as what the association is responsible for versus the homeowner. He stated that the drywall is installed and taped and floated. Texture and paint are on the homeowner. Anything behind the walls, meaning insulation, electrical

lines that got wet, plugs, and because it was a named storm, where normally the air conditioners are the homeowner responsibility, the outside unit is covered by the association. The inside units are still the homeowners and would need to be repaired or replaced before the drywall could go up. If it is getting close to that time and a homeowner is having a problem with getting the repairs done, they need to call Tony or Brenda or the board and they can hold up on the drywall.

A question came from the audience as to clarification on drywall. Chase stated that they do drywall, tape, mud, and sand. The texture and paint are on the homeowner.

Chase stated that there are some things that are normally a homeowner's responsibility. However, in a named storm the associations insurance will cover screens, windows, doors, and damaged lanais. Brenda stated that we sometimes get the screens kicked back. Chase stated that we will have to get clarification from the insurance company.

An owner stated that they have enclosed their lanai with glass and wondered if it would be covered. Chase stated that the insurance company will replace it as it was built or the same as other units. They will allow so much per unit and the owner would have to turn in the balance to their insurance company.

A comment came from the audience that the exterior damage has not been inspected. Chase stated that will be doing the exteriors with the insurance adjuster, so they aren't doing it twice. They will inspect all railings for dings, front doors, back doors, windows, and lanais. He explained that the flying debris causes dings and nicks and removes the protective coatings that will allow oxidation in, and the insurance company has to replace them.

A question came from the audience as to whether the lanai ceilings were covered by the association. Chase stated that they are.

A comment came from the audience that no one has entered their unit and wondered why. Chase stated that they inspected all units that had known damage and all units that had damage above them. Other units will be inspected as they go through again.

A comment came from the audience that it was posted on the website that no one from Triton would be going into units to inspect the AC units so owners needed to check that there wasn't any insulation or debris themselves. She questioned why she had people at her door three times and one of those times they went into the attic. Brenda stated that that was going forward since there were complaints about the workers going into the units it was decided that it would not be inspected anymore. Chase stated that when it comes to the insurance adjuster, they will be inspecting all units.

Chase stated that starting Monday and Tuesday they will be entering all units to inspect and do the testing and mapping and prepare a damage report. Brenda stated that we need to notify owners so if Chase can send her something, we can post it on the website, bulletin board and Facebook. Chase will send us the schedule and stated that owners would need to understand that this may run into 7:00 in the evenings to try and make sure they got everything done in those two days.

A comment came from the audience that the AC and heat are on two different cycles and they want them to come in and make sure they check both the heat and the AC. Chase stated that they would be doing that, but only to the units that had their outside AC damaged and not every unit. Brenda stated that anyone who has damage needs to notify her so she can make sure its taken care of. Chase stated

that anyone who has an issue like that needs to follow the normal way that they notify the association of any maintenance items so they can be put on a list.

A comment came from the audience that their AC unit would not stop running at all. They called their AC company and when they came out and had to replace a motor and when they opened it up, the casing, the wires and the floor and everything was molded. They took pictures. Chase stated that there is a fine line as to whether that would be considered maintenance or storm related. If he sees it, he puts it in his report and states why they think it was storm related, but the adjuster has the final word. Chase told her to turn in what documentation she has, and they will submit it with the claim and if it is reimbursed then she would be reimbursed what the insurance company paid.

A comment came from the audience that they have a cat and asked Chase to make sure that their guys did not let the cat out. Chase stated that only upper management or upper supervisors would have the key to access the unit and their process for opening a door is to knock, wait thirty seconds, knock again and then open the door a crack to look for furry friends. He asked what the unit number was so he could make note of it. He stated that they always use this process because when they open the door they never know if there's going to be a big dog or a little dog on the other side of the door.

A comment came from the audience that they have damage in their unit and questioned whether their AC unit was checked. Chase stated that to be completely honest, he was coming here to answer any questions that owners had on insurance and what was covered but as far as the minute details of the units, he does not have the answers. Tony is the one handling the day to day details and he would have to check.

A question came from the audience as to whether a board member would be with these workers when they were coming in. Brenda stated that there would not. They questioned why there were all these master keys out there. Brenda stated that they have one key. Mary Liz stated that they are allowed to enter per Florida Statute and the owner requested a copy of that statute. Brenda stated that they are licensed and insured and bonded and there will be notice on Facebook and the bulletin board as to when they will be here and if an owner wants to be here, then they can be here. Its up to them.

A question came from the audience that their outside AC unit was damaged and wondered if it would be covered. Chase stated that it would be under the associations policy.

A question came from the audience as to whether the Associations adjuster had been out yet. Brenda stated that he had not. He then questioned why we are doing all this. Brenda stated that we have to mitigate any further damage. Chase stated that is why we haven't gotten any further than we have. We are now questioning why the adjuster hasn't been out and stated that he is pushing the timeline that could be in violation of statutes and that Chase will be ready to take advantage of that. He explained that the adjuster has a certain time frame to walk the property by statute and they are very close to that and the association would be awarded triple the damages.

A question came from the audience as to how Brenda could send out a letter telling the owners how much money they needed to come up with if the insurance company hasn't even been out yet. Brenda stated that the hurricane deductible is not based on the damages, its based on the value of the buildings times 3% and we are already over that amount in damages.

A comment came from the audience that their insurance company would not pay their loss assessment until they got the list of damages from the adjuster. Chase stated that is perfectly normal for some

insurance companies. He stated that the deadline that was put out was requested by Triton but they know that some people will need more time and they are fine with that, they are not going to stop working.

A question came from the audience as to whether they were going to get another letter from Brenda because they used the other letter for their insurance company. Brenda stated that they would. She stated that different insurance companies are requesting different things and she is working with the insurance companies. Chase stated that they understand that they may not receive full payment right away, but they need to know the reasons why.

A comment came from the audience that they understood that if a roof wasn't 25% damaged it would not be replaced. Chase stated that is true, they need to prove that the damages are above that and explained that it all depends on where the uplift is. He stated that if the uplift is at the bottom of the roof and roofs are installed from the bottom to the top, then the whole roof is replaced. Chase believes that there was enough lift that every building will be getting a new roof.

A question came from the audience asking about the soffits and gutters. Chase stated that the missing soffits, fascia, gutters and downspouts would all be replaced by the association.

A question came from the audience as to whether the association would be replacing the insulation to code. Chase stated that it would be, whatever was blown out or damaged would be replaced up to code.

A comment came from the audience that they just got down here and they had broken glass on their lanai that they had to clean up. Chase stated that they are trying to leave as much damage as possible for the adjuster to see but cleaning up broken glass or something that could be dangerous is absolutely allowed.

A comment came from the audience that they cleaned theirs up as well but took pictures. Chase stated that any pictures could be sent to Triton at pictures@tritonren.com. Pictures during the storm would be welcome as well. He asked that the name of the association, the unit number and the owner's name be included as well.

A comment came from the audience that there needs to be one place to get information. Not everyone is on Facebook and thought it should be blasted out to everyone. Chase stated that it is also on the website.

A question came from the audience as to what the deadline is? Chase stated that it is 30 days after the claim is reported.

A comment came from the audience that they have cracks and Chase replied that all of those things will be checked out.

A question came from the audience as to what happens if they don't make the deadline. Chase responded that they could file a claim for triple the damages. He has had four cases in all his years and all four were rewarded so they know what to do.

B. Special Assessment – Brenda stated that she knows there are issues with some of the insurance companies and we can work on this. When we discussed the need for the special assessment, we assumed that the insurance adjuster would be out here a lot quicker. She knows that there are some insurance companies that require Certificates of Insurance, some require a copy of the scope. Brenda stated that she has numerous emails from insurance companies and is compiling a package so when we do get the scope, everything is ready to go.

A comment came from the audience that they need a new letter from Brenda stating that the Special Assessment was approved. Brenda stated that she will prepare the letter once it is approved.

A question came from the audience as to when the claim was filed. Mary Liz stated that the claim was filed on September 30th at 2:59 p.m.

A comment came from the audience that everyone needs to calm down. He stated that we had damage and within days the debris was removed, the roofs were covered, the soffits were covered, the parking lots were cleared, and he had a tree down on his stairs and that was removed so he could get out of his unit. He stated that everyone is working hard, and people need to look around and see the damage at other places that haven't been cleaned up and be thankful for those who have worked so hard to get us there.

A question came from the audience as to how we can assess the unit owners when we don't even know what the damages are. Brenda stated that we need to pay the associations deductible before the insurance company will pay a dime and they will request verification from Triton that it was paid.

A comment came from the audience that we had monies painting, we had monies for the roofs, and we had monies for paving the parking lot and we had Hurricane Irma come through we got new roofs, we got a new paint job and then we won a lawsuit. He stated that he thought there was over \$340,000 and stated that there is a lot of money in the emergency fund. Brenda stated that some of that fund was used to put new roofs for the remaining buildings and some other repairs that needed to be done. He stated that if that is our money then why can't we use it to pay for the extra \$900 that is needed. He stated that he would like to put it to a vote at the annual meeting. Brenda stated that there is about \$46,000 remaining and the board will be voting tonight whether to use those funds to offset some of the cost.

A comment came from the audience that they have \$5,000 in loss assessment coverage and there are other owners with the same that she knows of. She stated that she paid an extra \$15 a year to have that coverage and she has already filed a claim and if the deductible is now lowered that could be insurance fraud.

A comment came from the audience that their insurance company took out a \$500 deductible from their loss assessment. Brenda stated that according to the Florida Insurance Code, the max that they are allowed to take out is \$250 and they're only allowed to take one deductible so if they have other damages they wont even take that.

A comment came from the audience that we could be in this situation again. Right now we have a 3% deductible and if the law passes that they are trying to pass it will go up to 5% so increase your coverage when your policy comes up for renewal.

Brenda stated that at the last meeting there was a problem with the figures on the insurance paperwork. She sat down with the agent to go over the figures so she could get a correct figure to give to the owners. The agent informed her that the gentleman who made the mistake on the paperwork for his company was fired. Brenda stated that we are filing a claim for the 9 two story buildings, the 11 one story buildings, the clubhouse, the pool heater, and the fence. That total is \$11,296,800 which means the deductible is \$338,904 divided by 116 units is \$2,921.59 per unit. There is over \$46,000 in the Hurricane Irma fund and since some unit owners have already filed the claim with their insurance company for the \$2,722.76 that was previously discussed, she is recommending that we take the difference from the Irma fund. Brenda stated that we are also going to be short on the removal of the trees. All the trees that were a danger have been removed and that can be part of the \$50,000 that you have for debris removal but there are still a lot of leaning or dead trees that need to be removed and that is easily \$20,000 to \$40,000.

Pat asked if there was anywhere else we could take funds from to help lower the assessment even more. Brenda stated that there is still over \$20,000 in the Irma fund but she doesn't recommend taking it from anywhere else in the Reserves at this time. Brenda stated that starting in 2024, Florida Statute will require fully funding the Reserves so the more you have in there the less that the owners are going to have to pay going forward.

Rich B stated that if we take the extra money out of the Irma reserves to lower the Special Assessment then we are going to have to do another Special Assessment to cover the remaining tree removal. He doesn't think we should touch what is left in the fund.

Pat asked if the owners who have already paid the \$2900 will be reimbursed if we lower the amount to give back to the insurance company. Brenda stated that a refund would be issued. Pat asked if instead of using the portal, we could have them send it to the bank the same way they do their quarterly fees. Brenda stated that we would have to order a coupon book for \$2.25 and that takes 7-10 days and then we would have to send them out to the owners to make a one-time payment by check or sign up for the one-time auto draft.

Rich B. asked if the owners could just make out the check to Lakeside and mail it to my office. Brenda stated that they could.

Carolyn questioned why people would pay for the \$2900 when it wasn't formally adopted by the Board. Brenda stated that some insurance companies would take the paperwork that was originally sent out but she didn't think that anyone had sent it in yet.

Rich B. stated that he would like to make a motion to take the necessary funds out of the Hurricane Irma fund to lower the Special Assessment down to \$2,722.76. The motion was seconded by Pat. All in favor, motion carried.

Pat asked when the Special Assessment would be due. Brenda stated she didn't think that the November 15th deadline was realistic. Owners need to make the payment as soon as possible or call Brenda to make arrangements. The key is going to be communication.

A comment came from the audience that they need the letter in writing saying that the Special Assessment has been adopted and the correct paperwork so they can file their claim. Brenda stated that she will eblast it out over the weekend and Mary Liz will have copies as well.

C. Budget - Brenda presented the proposed budget to the Board of Directors and they went over the figures. Brenda stated that there are a few small changes here and there. She stated that the portal for the Association is costing her \$1 a unit per month and is asking to be reimbursed for that. Pat asked if we were still going to be ordering coupon books. Brenda stated that is up to the Board of Directors but recommends that we order them for this year and try to get more of the owners to use the portal. Brenda has also put all of the necessary documents for the insurance company on the portal, the directory is in there and so forth. The electric has gone up and the new figure reflects that. Brenda stated that the insurance figures are based on what it renewed this year along with a 20% increase on the property insurance. Mary Liz stated that she is hearing 40%. Rich B. asked if she thought we would be looking at a change from the 3% deductible to a 5% deductible. Brenda stated that it is very likely and that we will put that information on the budget this year. Brenda stated that in 2024 we are probably going to see a larger increase as well. Brenda stated that the Lawn Maintenance reflects a 2% increase for Andrew per his contract. Brenda stated that the other thing she wanted to talk about is the Maintenance Salary. It has stayed the same and that amount does include the additional \$1.00 per hour. Rich B. made a motion to increase Sherry's salary to \$1.00 per hour bringing her up to \$12.00 per hour. The motion was seconded by Mary Liz. Brenda asked for discussion. A vote was taken, and Rick was opposed, Carolyn was opposed, she stated that Sherry sets her own rate and can ask for more. She is a contractor, and she needs to rewrite her contract, she is not an employee. Pat stated that she agrees with Carolyn and is opposed to the increase as well. Motion failed. Rich B. stated that Sherry had been with us for 8-9 years and came on to us at \$10 per hour. Brenda and Katy previously found a cleaning company prior to hiring Sherry that wanted \$50 per hour for 2 hours or \$100 per day. That would have been \$300 per week, \$1200 per month or over \$14,000 per year. Carolyn said she is not opposed to us paying her more, but she doesn't believe that we should be setting a salary, that sets us up for other legal problems. Rich B. asked if we could ask Sherry to submit to us a new contract for next year to be submitted to the Board of Directors. Brenda stated that she would. Brenda stated that under the Reserves, she did not fund the roofs or the painting for this year in hopes that we will get new. The bottom line is that the quarterly fees will be \$625. A motion to approve the proposed budget was made by Rich B. and seconded by Mary Liz. All in favor, motion carried.

D. Next Meeting Date – The next meeting will be November 28, 2022, at 3:00 p.m. to do another update

ADJOURNMENT: There being no further business before the Board of Directors, a motion to adjourn was made by Rick and seconded by Pat. All in favor, motion carried. The meeting was adjourned at 7:18 p.m.

Respectfully Submitted,
Brenda S Binder, CAM
On behalf of Lakeside at Charlotte County