

Fema - Needs to Know: (Need to call Back)

- 1) WAS there an on site inspection.
- 2) Are the damage a result of the disaster.
- 3) Was the upgrade code required.
- 4) What if any damage are the result of PE or faulty construction/deterioration
- 5) Where the pre-conditions worsened by the disaster
- 6) Where the pre-conditions worsened by disaster.
- 7) Was it a code requirement to upgrade to Pex piping - if so what is the cost

FO# 7292974
LINDA

Call Back in order to 73
Move forward with 17653 CAD.

EV-uhh 73	FEMA
800 621 3362	
App. 614327644	

* - Called back on March 9th 2023
Ode Spore w/ Fema - take care of.
JAY Popilli

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Rita

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Rita Angelini

Cc: Jennifer Darrow

Jennifer, I didn't know if you were working up a summary, but here is mine. Please let me know if you are doing a summary. We can compare the 2 and send that. Or, if I have something in this, you can plug into your report and send, let's do that. Here is what I worked up for a summary after the call this morning. Please let me know if you would like to add information, or if you have any corrections.

Thank you all for participating in the call. I truly appreciate it.
Rick

The following is a summary of a conference call between EBC (Roni, Rami, Renee and Joe Sr.), Section V.2. (Rick, Ed, Rita and Jennifer) and Doug Malone, flood ins adjuster:

- **Doug acknowledged he had received the 3 EBC estimates and had a chance to briefly review them**

Doug started reviewing items on the EBC estimate, explaining examples of what would and would not be covered. Examples of things not covered by flood insurance; admin fees, waste containers, cleanup charges, especially post construction cleanup,

+ New Folder		
2016 Football Pool	9	
2017 Football Pool	21	- <u>Doug was asked about what types of work and work locations would be covered and which would not</u>
2022 Hurricane Ca...	12	
2022 Hurricane Pl...	15	<u>Repiping and electrical</u> – Covered as long as it was damaged by the storm (and should be documented pre-repair) / Not covered if only repaired/replaced due to code violations
305 House Sale	21	
4735 Roof	1	<u>Garage</u> – Doug explained that due to when our units were built, code required the living space to be at a minimum elevation. He stated all garages in Sec V.2. were all below grade and thus not covered, except for the water heaters (essential to the unit) and the drywall (firewall) between the unit and the garage.
A Publishing		
Amazon	6	
Anthology	28	<u>Electrical</u> – Doug and Ed pointed out there is a \$4,000 - \$8,000 allowance for electrical repairs work to be done for each unit in his estimates.
Appeal		
Aug Comm	1	<u>Insulation replacement / crawl space work</u> – I apologize, I remember this work being mentioned but did not write fast enough to note what was discussed. Ed, maybe you can recall?
Blog Mine	1	
Blog Posts	197	<u>Overhead & Profit</u> – Doug indicated they allowed for a 10% charge rate for each. EBS (Joe Sr.) asked if allowances were approved for O&P and Doug indicated in his experience he only remembered one storm where a higher allowance was made and that was to 15%. He said O&P does not go above 10%
Book	57	
Bridget		
Camping		<u>AC / Heaters / Duct (repair, replace, cleaning)</u> – Doug indicated none of this was covered by flood insurance.
Car	2	
Caravan	15	<u>Big ticket items</u> – Joe Sr. introduced an example of Doug's price compared to the actual local market price for slider doors. Doug acknowledged he knows his estimates for some "big ticket items" like sliding doors and cabinets were low. He acknowledged our units were each unique in furnishings and said they will allow for
Charity		
Coach	1	
College	42	
Computer	5	
Conference	1	
Construction	1	
Critique Group	11	
Disney	7	



Donations	98	days or more. He said insurance would normally cover 30 days use for dehumidifiers. I believe he brought this up as just one example of the many, many issues with the invoices.
Estate	1	
Family History	1	
Football Pool	1	
Ford Escape		
Foundation	2	
Fundraiser	1	
FWA	25	
GCWA	7	
Groupon		
Gulf Coast Writers		
ID Theft	1	
Insurance	25	
IPV ARC Ins Cert		
IPV Board	2	
IPV Elias		
IPV Elias Corres		
IPV Elias Legal		
IPV Elias Owners		
IPV Financials	11	
IPV Insurance		
IPV Legal	3	
IPV Owner		
IPV Property M		
IPV Rebuild	3	
IPV Roofs		

- **EBC asked about submission of supplemental requests**

EBC asked Doug how the supplemental estimate process worked. Doug instead offered to conduct a review of the EBC estimates and work directly with EBC and Jennifer (I authorized her to be the contact point person for Doug) for units 17601/03. He pointed out he was confident that if they could work through the process with this building and get it approved, then subsequent estimate submissions should also be approved when EBC would submit them. He warned once he submits them to the carrier it has been 4-6 weeks minimum for final approval and money release. Doug said to try and help speed the final review up, by personally contacting them and asking they make this estimate a priority for this first round.

That was pretty much the end of the call. To be honest, EBC representatives were quiet for the most part during this call. I could not get a read on what their opinion was of what was said to us by Doug.

I would recommend we collect any questions we have from this meeting and route them to Jennifer for her to communicate with Doug.



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
Melinda	
Morgan	17
NAMW	71
NCYC	2
OCWW	863
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Pegasus Litigation	
Plumosa	34
Sayings	

I think this looks good but made a few minor changes. See attached!

Jennifer Darrow, CAM

8840 Terrene Court, Suite 102
 Bonita Springs, FL 34135
 (239)454-8568 Fax (239)454-5191
jennifer@pegasuscam.com



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From: Rick Roudebush <rroudebush@gmail.com>
Sent: Wednesday, February 1, 2023 4:19 PM
To: Edward Walendy <edwardwalendy65@gmail.com>; Rita Angelini <rtangel8@yahoo.com>
Cc: Jennifer Darrow <jennifer@pegasuscam.com>
Subject: Summary of Call with Doug

Jennifer, I didn't know if you were working up a summary, but here is mine. Please let me know if you are doing a summary. We can compare the 2 and send that. Or, if I have something in this, you can plug into your report and send, let's do that. Here is what I worked up for a summary after the call this morning. Please let me know if you would like to add information, or if you have any corrections.

Spirit	
Spred	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4

EBC estimates and had a chance to briefly review them

Doug started reviewing items on the EBC estimate, explaining examples of what would and would not be covered. Examples of things not covered by flood insurance; admin fees, waste containers, cleanup charges, especially post construction cleanup, and indicated service charges are not generally covered. Doug stated, items covered are pretty much limited to actual materials and work. Doug went on to discuss allowances in general and acknowledged he recognized some items (e.g. cabinets, flooring, etc.) were higher in price than what he originally estimated. He said he did not have issues approving higher prices for those materials and supplies. He noted the exception was drywall and explained the pricing as they saw it. He further noted the price EBC had for drywall in the 3 EBC Xactimates he had were excessive and would not be approved for payment.

- Doug was asked about what types of work and work locations would be covered and which would not

Repining and electrical – Covered as long as it was



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Conference Call on 02-01-23 wit... Page 1 of 2 [Print] [Download] [Forward] [Refresh] [Close]

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Meeting Summary 2-1-2023 Doug - EBC - Section V.2. 5 Yahoo/IPV Reb...

RR ● **Rick Roudebush** Wed, Feb 1, 2023 at 9:13 PM

From: rrroudebush@gmail.com
To: The Durbins, Edward Walendy, ROSS BIONDO, Danilo Fior, Jennifer Darrow
Cc: Rita Angelini, James Cillo, norm riess, Sue Carlton, Meghan Damian

Please see the attached summary and let me know if you have questions Rick.



Conferenc... .docx 26.3kB



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- Subscriptions
- Receipts
- Credits
- Travel

- Folders Hide
- + New Folder
- 2016 Football Pool 9
- 2017 Football Pool 21
- 2022 Hurricane Ca... 12
- 2022 Hurricane Pl... 15
- 305 House Sale 21
- 4735 Roof 1

EW ● **Edward Walendy** Wed, Feb 1, 2023 at 9:46 PM

From: edwardwalendy65@gmail.com
To: Rick Roudebush
Cc: The Durbins, ROSS BIONDO, Danilo Fior, Jennifer Darrow, Rita Angelini and 4 more...

Hi all. Nice job covering the meeting high points Rick. I would just add a couple of item. First, Elias team was very quiet. I think I had to prod Joe to speak up on some unit pricing items, which he mentioned but could and should have done

A Publishing	
Amazon	6
Anthology	28
Appeal	
Aug Comm	1
Blog Mine	1
Blog Posts	197
Book	57
Bridget	
Camping	
Car	2
Caravan	15
Charity	
Coach	1
College	42
Computer	5
Conference	1
Construction	1
Critique Group	11
Disney	7
Donations	98
Estate	1
Family History	1
Football Pool	1
Ford Escape	
Foundation	2
Fundraiser	1
FWA	25
GCWA	7
Groupon	
Gulf Coast Writers	
ID Theft	1
Insurance	25

more. I'm thinking they are not sure what they got themselves into and may be thinking about bailing on us. I think they figured they were dealing with an insurance company and didn't really understand FEMA and their rules. Second, Doug said he would take the 601 and 603 price estimates and rework his estimate and make as many allowances possible and submit it to Progressive Insurance for approval. He would try to work with Progressive to expedite the approval but not guarantee a quick reply or approval of higher rates and more money. The good news is that if more money is approved for this building, it would most likely be applied to the other buildings but I believe we or Jennifer would have to submit a request for each building. I don't think it would be automatically applied retroactively. All in all, I thought the meeting was worth the time invested. Ed

Sent from my iPhone
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Conferenc... .docx
 26.3kB

SC ● Sue Carlton Thanks, Rick. Nice job. Wed, Feb 1, 2023 at 9:50 PM

DD ● From: ddjdurbin@gmail.com Thu, Feb 2, 2023 at 9:34 AM

To: 'Edward Walendy', 'Rick Roudebush'
Cc: 'ROSS BIONDO', 'Danilo Fior', 'Jennifer Darrow', 'Rita Angelini', 'James Cillo' and 3 more...

Thanks Rick & Ed, to confirm timings this process to understand if we can meet on pricing will take 2-3 weeks? Also, in prior conversation with Doug, he advise any approved additional payment would take 4-6 months (not weeks). Was that a typo or should we clarify with him?

> Show original message



EW ● Edward Walendy Thu, Feb 2, 2023 at 10:43 AM

From: edwardwalendy65@gmail.com
To: ddjdurbin@gmail.com
Cc: Rick Roudebush, ROSS BIONDO

Bonita Springs, FL 34135
 Phone 239-454-8568
 Fax 239-454-5191

To: Section 5.2 Board of Directors

RE: Conference Call with Board, Management, EBC and Adjuster Doug Malone

SUBJECT: The following is a summary of a conference call between EBC (Roni, Rami, Renee and Joe Sr.), Section V.2. (Rick, Ed, Rita and Jennifer) and Doug Malone, flood ins adjuster:

ESTIMATES

Doug acknowledged he had received the 3 EBC estimates and had a chance to briefly review them.

Doug started reviewing items on the EBC estimate, explaining examples of what would and would not be covered. Examples of things not covered by flood insurance; admin fees, waste containers, cleanup charges, especially post construction cleanup, and indicated service charges are not generally covered. Doug stated, items covered are pretty much limited to actual materials and work. Doug went on to discuss allowances in general and acknowledged he recognized some items (e.g. cabinets, flooring, etc.) were higher in price than what he originally estimated. He said he did not have issues approving higher prices for those materials and supplies. He noted the exception was drywall and explained the pricing as they saw it. He further noted the price EBC had for drywall in the 3 EBC Xactimates he had were excessive and would not be approved for payment.

WHAT IS COVERED?:

Doug was asked about what types of work and work locations would be covered and which would not?

Repping and electrical – Covered as long as it was damaged by the storm (and should be documented pre-repair) / Not covered if only repaired/replaced due to code violations.

Garage – Doug explained that due to when our units were built, code required the living space to be at a minimum elevation. He stated all garages in Sec V.2. were all below grade and thus not covered, except for the water heaters (essential to the unit) and the drywall (firewall) between the unit and the garage (if it is damaged).

Electrical – Doug and Ed pointed out there is a \$4,000 - \$8,000 allowance for electrical repairs work to be done for each unit in his estimates.

Insulation replacement / crawl space work – I apologize, I remember this work being mentioned but did not write fast enough to note what was discussed. Ed, maybe you can recall?

Overhead & Profit – Doug indicated they allowed for a 10% charge rate for each. EBS (Joe Sr.) asked if allowances were approved for O&P and Doug indicated in his experience, he only remembered one storm where a higher allowance was made and that was to 15%. He said O&P does not go above 10%

AC / Heaters / Duct (repair, replace, cleaning) – Doug indicated none of this was covered by flood insurance.

, Danilo Fior, Jennifer Darrow,
Rita Angelini and 4 more...

As I recall, the approval of the the resubmitted estimate that he will work up could take 2-3 weeks after initial review which he will try and do via phone conference with Progressive. But, release of \$ could take 4 to 6 months ! The reason was simply volume of claims. He stated the insurance companies are trying to get some advanced money out to all claims so working capital is available for people to rebuilding, but 20% of claims are still not paid. The takeaway on this was that insurance's first priority is to the 20%, and it could be 4 months before we see the money come in. Ed

Sent from my iPhone

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Renee Sloan

From: Demetre Vrynios <dvrynios@gmail.com>
Sent: Wednesday, February 1, 2023 2:00 PM
To: Joe DiRienzi Sr.; Renee Sloan
Subject: Fwd: Residents of IPV Sec V2 Legal Discussion

Caught wind of this yesterday around 2pm

I've been trying to call Roni to let him know about a legal issue that popped up last night from one of the residents on captiva.

Anyway.

Sent from my iPhone

Begin forwarded message:

From: Brett <brettr5538@gmail.com>

Sent: Tuesday, January 31, 2023 2:44 PM

To: B R <brettr5538@gmail.com>

Subject: Residents of IPV Sec V2 Legal Discussion

January 31, 2023

Hi all,

If you are not making any progress and are as unhappy and as concerned as Linda and I are about the lack of cooperation from Pegasus and Rick Roudebush and Deanna Durbin, I will be hosting an online video chat and invite a Florida attorney well experienced with these types of issues dealing with PM's, CAM's and HOA Boards.

Send me a confidential email to brettipv@gmail.com if you would like an invitation. The board and Pegasus and certain unit owners will be excluded, I have included some are on this email anyway for transparency.

In particular we will want to address the three questions that were asked of Jennifer Darrow, that she initially agreed to answer, but is now refusing to answer. This behavior elevates our concerns. It is also a concern that Joe Barker is now involved. Barker convinced a lot of people to forego accounting audits for the past 2 years under the guise it would "save money".

This sent to Jennifer Darrow on Jan 24:

I request you accommodate the following requests before Monday January 30, 2023

1. PLEASE CONFIRM WITH EACH UNIT OWNER WHETHER OR NOT YOU HAVE REC'D THEIR INSURANCE APPRAISAL. ALSO CONFIRM IF YOU HAVE REC'D INSURANCE PAYMENTS FOR THEIR UNIT AND THE APPROX AMOUNTS PAID. APPROX B/C THE PAYMENT IN SOME CASES IS FOR 2 ADDRESSES;

2. PLEASE PROVIDE CONFIRMATION THAT NONE OF THE UNIT OWNERS PROCEEDS WILL BE DISTRIBUTED TO ANY PERSONS, ANY VENDORS- ELIAS BROS, SERVPRO, OR PEGASUS, WITHOUT THE PRIOR APPROVAL OF THE UNIT OWNER;

3. PLEASE PROVIDE DETAILS OF ANY PAYMENTS OR DISBURSEMENTS THAT HAVE ALREADY BEEN MADE AGAINST AN OWNERS ACCOUNT, AND THE OWNERS CURRENT BALANCE IN THE SO-CALLED "TRUST ACCOUNT";

Here are questions that will be forwarded to the attorneys and discussed:

1. Proceeds and distribution of proceeds from Irma lawsuit;
2. Proceeds and distribution of proceeds from Ian;
3. Legal status of Servpro conflict, unpaid remediation bills, and potential liens against units;
4. Did the board do their best as fiduciaries;
5. Did anyone influence the board or Pegasus selection of Elias Bros;
6. Did the board, Rick Roudebush railroad owners into opting for Elias;
7. cursory review of Elias contract;
8. Has the board discriminated against certain unit owners who opted to hire their own contractors;
9. Has the board discriminated against certain unit owners who refused to agree to use Elias;

If you have other questions you would like reviewed please email them to me and I will prepare a document.

Brett

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, February 1, 2023 8:20 AM
To: Rami Yitzhak; Roni Elias
Cc: Brandon Leonard; Renee Sloan
Subject: 17601 Captiva estimate in our EBG format
Attachments: Book1.pdf

Rami, Roni,

As requested see attached EBG format estimate for 17601 Captiva Ln. in Island Park.

Let me know if you have any questions.

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, February 1, 2023 8:27 AM
To: Renee Sloan; Roni Elias; Roni Elias; rami.elias@elias-brothers.com
Cc: Brandon Leonard; Joe DiRienzi Sr.
Subject: Island park 5.2 - 17601 -
Attachments: 1.31.23 island park 17601.xlsx

Good Morning,
(it's Renee sending from Joe's computer) Apparently this did not go through last night so I am trying it again for him this morning as he is in route to the office now.

Joe DiRienzi Sr.

Restoration Division Projects Manager/Estimator
Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

PHASE 1	MECHANICAL INSPECTIONS AND REPAIRS PLUMBING AND ELECTRICAL		4500
	LOAD DRYWALL LOGISTICS/GENERAL CONDITIONS/DUMPSTER ETC.	16 HRS X 40 PLUS DUMPSTER	1200
	SUPERVISION ONSITE		2500
	PROJECT MANAGEMENT SUPPORT FOR FIELD PRODUCTION		1250
	ISONEYNE IN CRAWL SPACE AND INSULATION IN THE WALLS		6200
	DRYWALL MATERIALS INCLUDING MUD BEAD ACCESSORIES ETC.	25 SHEETS X 45.00 PER SHEET	1125
	DRYWALL LABOR SUB		8200
PHASE 1 ONLY	24,975 / .60 = 41,625.00		EBG COSTS 24975
PHASE 1 ONLY	24,975 / .65 = 38,424.00		

PHASE 2	BAMBOO FLOORING MATERIALS 1850 SQ FT		14,500
	1/2 SUBFLOOR, GLUE, NAILS ETC.		3,000
	INSTALL BAMBOO FLOORING LABOR 1850 SQ FT X 7.50 PER		13,875
	TRIM LOAD LOGISTICS 2 MEN 8 HRS 16 MAN HRS X 40.00 PER MAN HR =		640
	BASEBOARD 300 LINIER FEET MATERIALS	300 L .FT X 2.25	675
	CASING 250 LINIER FEET MATERIALS	250 L. FT X 1.75	475
	TRIM LABOR 3 MEN 2 DAYS 48 MAN HRS X 50.00		2,400
	MISC TRIM MATERIALS		300
	BASE CABINETS REPLACED IN KITCHEN 11 BOXES MATERIALS		6,600
	INSTALLATION OF CABINETS 3 MEN 2 DAYS 48 MAN HRS X 50.00		2,400
	REINSTALLATION OF EXISTING TOPS IN KITCHEN 1.5 MAN DAYS 12HRS X 50.00		600
	RECONNECT SINK AND APPLIANCES MATERIALS AND LABOR SUBS		2,700
	REPLACE WITH NEW MASTER VANITY 3 BOXES	3X150 PER =	450
	REPLACE WITH NEW MASTER COUNTER TOP	20 SQ FT X 32.50 PER SQ FT	750
	SUPPLY AND INSTALL 2 NEW FAUCETS MASTER BATH VANITY	MATERIALS AND LABOR SUB	875
	MIRRORS 2 BATHS SUPPLY AND INSTALL		1,000
	SUPERVISION/Q.C./ETC. 3 WEEKS X 1800 PER WEEK =		5,400
	PROJECT MANAGEMENT SUPER FOR FIELD		2,000
	FINAL CLEANING		1,000
	MISC 8% FOR UNFORSEEN CONTINGENCIES		4,775
		EBG COSTS	64,415
PHASE 2 ONLY	64,415 / 60 = 107,359		
PHASE 2 ONLY	64,415 / .65 = 99,100		

PHASE 2 ONLY	PAINT 1850 SQ FT UNDER AIR X 8.50 PER SQ FT = 15,725	COST APPROX 4.95 PER SQ FT X	9158
--------------	--	------------------------------	------

		with 40%	costs
PHASE 1 WITH 40%		41,625	24,975
PHASE 2 WITH 40%		107,359	64,415
PHASE 2 PAINT		15,275	9,158
		164,259	98,548

Brandon I Xactimate estimated this house at 192,880 we intentionally put a buffer in the Xactimate the insurance cap on this particular house is 250,00C

Island Park 5.2. (247-930-4000)
2/1/23 - 11:00 am Phone Conference (269-635-373)

EBG - Joe - Rami - Renee - Roni
IP - Rick - ED - Doug - Malone - Rita
Jennifer - (prop manager)

Rick speaking - open up reviewing Estimate

Doug Malone - speaking: 17601 CAPITVA.
main level -- throughout. Nat Flood

insurance guidelines natural

Will not pay any minimum changes.

they want everything broken down -

- This will adjust prices.

Not called

Toilets

Supervisor. Labor

Clean call, fan

Final Clean

(Contract items.)

Washer Dryer.

Drying - Dehumidifier.

1) - Dry wall - 7.30 FT

2) Sub floor - Higher.

Share room
(17601 - 17603 - (1 Building))

~~MINIMUM~~ MINIMUM

30 to 60 Days. to

submit ~~Estimate~~ Estimates.

for Payments.

Rick AS.

Does flood insurance cover

Electrical + plumbing - YES do to flood

Limited Coverage in Garage.

Built below 1st Elevated floor it

~~will~~ will have Limited Coverage → ELIAS #01415

Island Park S2. 11:00 meeting
with Doug Malone.

Doug Yes cover - fire wall (gange / Living)
Crawl space #0 -

Floor joist? - included in cost of subfloor.
Accepted repair

Rick Asked: Overhead + profit - 10% - 10%

Any allowance increasing?

Doug with ASK - if they can increase overhead

Doug ^{Budget} #0 for Appliances -

~~There~~ ^{will} be cost outside of what was covered

Make sure the SS is allocated to
the required items needed to finish in.

Rick ^{ASK} Ventilation Systems A/C - duct work.
all were above the flood elevation so
no coverage for them.

X He DID say his estimate would be lower.
- if you have prices to share give back up
of material prices -

De ^{SK} - to get material prices on larger items #5
to Doug Malone. - cabinets - sliders.
only lower

Island Park 5.2

11:00 Am. Conference call.

Doug: CounterTop - Broken - All need to provide Documentation - photos + written
- Get photos of broken Slabs to ERG

ED: Are we way out of line with other estimates?

~~proper equipment~~
They don't pay for dry equipment until all wet material removed. They won't pay for drying ~~wet~~ equipment.

Doug
Met with Michael - on site

Jennifer ~~XXXXXXXXXX~~ (9,205.91 each unit Flat fee)
made sheet → Line item - of all cost break down???

* - Roni: ^{asking} Doug - how he can help get a ^{sub}plement for
- Phase 1 - Drywall - base, plumbing - Electrical.

- Doug will prepare Supplement - for more \$^u

Island Park:

Need to provide Contract for Doug to perform the work for 17601 - ? So he can move forward with the Supplement to the Insurance carrier.

- Doug wants to start with one Building.
Provide to Progressive.

Island Park 5.2. 2/1/23

11:00 Am Conference Call - Doug Malone
Pegas

→ Jennifer to supply spread sheet to
Doug.malone@FGClaims.com
- 318-290-0611

Deanna - Stepped down from the board -

↳ Doug would like only one point
of contact. - (Jennifer) !!

(END OF CONFERENCE CALL) !!

Renee Sloan

Subject: Conference Call -Island Park 5.2 - Doug Malone/Adjuster - EBG
Location: waiting on location and time to confirm

Start: Wed 2/1/2023 11:00 AM
End: Wed 2/1/2023 12:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Sr.; Roni Elias; Rami Yitzhak; Roni Elias <roni@ebgcontracting.com>; Doug Malone <doug.malone@fgclaims.com>; ddjdurbin@gmail.com; Edward Walendy <edwardwalendy65@gmail.com>; Renee Sloan; Rick Roudebush <rrroudebush@gmail.com>; Stacey Arendt <stacey@ebgcontracting.com>

Optional Attendees: Jennifer Darrow

Please join the RingCentral conference.

The Conference will start at **11:00am EST Wednesday, February 1, 2023.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

I will invite everyone once I get a confirmed time and date. KK

From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Sent: Friday, January 20, 2023 7:02 AM

To: Renee Sloan <renee.sloan@elias-brothers.com>

Subject: Fwd: Meeting Request

Set this up please

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104

Mobile:239-272-7542

Office:239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com

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From: Ross Biondo <rfbsr1@hotmail.com>

Sent: Thursday, January 19, 2023 10:08:11 PM

To: Rick Roudebush <rrroudebush@gmail.com>

Cc: Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Lizbeth Rodriguez <lizbeth.rodriguez@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <danielifior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>; Doug Malone <doug.malone@fgclaims.com>

Subject: Re: Meeting Request

Sent from my iPhone

On Jan 19, 2023, at 10:07 PM, Rick Roudebush <rrroudebush@gmail.com> wrote:

Roni, Rami and Joe Sr., can you please have someone set up a RingCentral meeting with Doug Malone, Deanna, Ed Walendy, myself and whoever you would like from EBC for sometime next Tuesday afternoon? This meeting will be to discuss the reconstruction processes with our insurance adjuster.

Thank you,

Rick

----- Forwarded message -----

From: Doug Malone <doug.malone@fgclaims.com>

Date: Thu, Jan 19, 2023 at 9:13 PM

Subject: Re: Meeting Request

To: Rick Roudebush <rrroudebush@gmail.com>

That will work for me.

Thanks

Thank you,

Doug Malone
Adjuster



(318)290-0611 Phone
(866)400-6702 Fax

Confidentiality Notice

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From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Thursday, January 19, 2023 7:15:37 PM

To: Doug Malone

Cc: The Durbins; Roni Elias; Rami Yitzhak; Edward Walendy; Jennifer Darrow

Subject: Meeting Request

Doug, Deanna has informed me you talked today and you are willing to do a teleconference with Elias Brothers Construction (EBC) and board members Deanna, Ed Walendy and myself Tuesday afternoon. I believe EBC would be willing to set this up via RingCentral if this is agreeable with you.

I will call and follow up with you tomorrow morning.

Thank you,

Rick Roudebush

Acting President

Section V.2.

Island Park Village

17641 Marco Island Lane

1/20/23
Island Park

check in Jim, Rick, Rita + Norm Roni JR.
Demetrius, Rami, Joe Sr Brandon.

opening. clarifying.
- explaining means + methods -
rotation of Trades - ~~if~~ they maybe
days of no work waiting next steps

explaining spread sheet

Stocked 17644, 17643, 17641, 17613
with drywall - waiting on permits

Target 10th of Feb for 17601 - to be done
17601 -

Understood - the point of Reference for
Timeline of 17601

As of 23rd we are stocked - still not
permit. - We need to monitor - should
be 5-7 days.

Prefer to wait for permits.

✓ → email Rick + Tom point of contact
for permitting to try to expedite.
↳ email - Rick + Tom - Joe JR. ^{informator}
contact

X - more meeting w/ insurance Adjuster.
to Wed Demetrius to confirm
with adjuster.

X Rita requested with company - ^{copy of} ~~at~~ ^{Struct.} ~~plan~~
no have.

Island Park 5.2 meeting 1-20-23

- try to get ROOF TRUSS detail from Manufacturer - or Get with Builder or Truss Plant. - Shop Dwg's. needed.
- Already met w/ Engineer - Waiting on Details.

← 17621 - need Engineer - (Demetree) (Joe)
need to schedule this
same day - Microbial test. - NOT SURE
Now - Permit to discuss -

Four homes. need to bring up to
Plumbing code: 17621, 17654, 17623, 17601
Plumbing needs to have permit.

Painting out → Mark + Jay - started Manag. Working
each unit - getting All information
need divided up between Flood + Wind -
getting all EXISTING information do
Material prior to ~~start~~ Hurricane.

Dumpster location? ^{put}

- Donna to ~~move~~ ^{work} camps where things
to be moved. - Together w/
Joe = Demetree - Donna to run.

email
Joe is
contact.

Point, at Joe is Point of Contact

1/20/23

* Changing meeting to bi-weekly?

Send out "Weekly" status update
then have phone conference
bi-weekly @ 11:00 on Friday.

* Send before noon on Friday to kick-

* Roni - to get back with them
on the MICRO

* Need to get ROOF COUNT - need
more information.

^ Set up meeting from Tuesday to
Wednesday

Meeting w/ Roni Solo

* Rami - working on ~~the~~
getting _____ done

ISLAND PARK VILLAGE, SECTION VII, CONDOMINIUM ASSOCIATION, INC.

C/O Pegasus Property Management
8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
Phone 239-454-8568
Fax 239-454-5191

To: Section 5.2 Board of Directors

RE: Conference Call with Board, Management, EBC and Adjuster Doug Malone

SUBJECT: The following is a summary of a conference call between EBC (Roni, Rami, Renee and Joe Sr.), Section V.2. (Rick, Ed, Rita and Jennifer) and Doug Malone, flood ins adjuster:

ESTIMATES

Doug acknowledged he had received the 3 EBC estimates and had a chance to briefly review them.

Doug started reviewing items on the EBC estimate, explaining examples of what would and would not be covered. Examples of things not covered by flood insurance; admin fees, waste containers, cleanup charges, especially post construction cleanup, and indicated service charges are not generally covered. Doug stated, items covered are pretty much limited to actual materials and work. Doug went on to discuss allowances in general and acknowledged he recognized some items (e.g. cabinets, flooring, etc.) were higher in price than what he originally estimated. He said he did not have issues approving higher prices for those materials and supplies. He noted the exception was drywall and explained the pricing as they saw it. He further noted the price EBC had for drywall in the 3 EBC Xactimates he had were excessive and would not be approved for payment.

WHAT IS COVERED?:

Doug was asked about what types of work and work locations would be covered and which would not?

Repiping and electrical – Covered as long as it was damaged by the storm (and should be documented pre-repair) / Not covered if only repaired/replaced due to code violations.

Garage – Doug explained that due to when our units were built, code required the living space to be at a minimum elevation. He stated all garages in Sec V.2. were all below grade and thus not covered, except for the water heaters (essential to the unit) and the drywall (firewall) between the unit and the garage (if it is damaged.).

Electrical – Doug and Ed pointed out there is a \$4,000 - \$8,000 allowance for electrical repairs work to be done for each unit in his estimates.

Insulation replacement / crawl space work – I apologize, I remember this work being mentioned but did not write fast enough to note what was discussed. Ed, maybe you can recall?

Overhead & Profit – Doug indicated they allowed for a 10% charge rate for each. EBS (Joe Sr.) asked if allowances were approved for O&P and Doug indicated in his experience, he only remembered one storm where a higher allowance was made and that was to 15%. He said O&P does not go above 10%

AC / Heaters / Duct (repair, replace, cleaning) – Doug indicated none of this was covered by flood insurance.

Big ticket items – Joe Sr. introduced an example of Doug's price compared to the actual local market price for slider doors. Doug acknowledged he knows his estimates for some "big ticket items" like sliding doors and cabinets were low. He acknowledged our units were each unique in furnishings and said they will allow for higher prices for these items than originally estimated. He said he would allow for higher prices for these items.

SERVPRO DISCUSSION:

Brief sidebar discussion on ServPro Invoices?

Serve Pro invoices and pricing came up and Doug briefly addressed them. He indicated he remembered some of the invoices he reviewed SP had dehumidifiers in some units up to 30 days or more. He said insurance would normally cover 3-5 days use for dehumidifiers. I believe he brought this up as just one example of the many, many issues with the invoices.

SUPPLEMENTAL CLAIMS:

EBC asked about submission of supplemental requests?

EBC asked Doug how the supplemental estimate process worked. Doug instead offered to conduct a review of the EBC estimates and work directly with EBC and Jennifer (I authorized her to be the contact point person for Doug) for units 17601/03. He pointed out he was confident that if they could work through the process with this building and get it approved, then subsequent estimate submissions should also be approved when EBC would submit them. He warned once he submits them to the carrier it has been 4-6 weeks minimum for final approval and money release. Doug said to try and help speed the final review up, by personally contacting them and asking they make this estimate a priority for this first round.

FINAL THOUGHTS

That was pretty much the end of the call. To be honest, EBC representatives were quiet for the most part during this call. I could not get a read on what their opinion was of what was said to us by Doug.

I would recommend we collect any questions we have from this meeting and route them to Jennifer for her to communicate with Doug.

ISLAND PARK VILLAGE, SECTION VII, CONDOMINIUM ASSOCIATION, INC.

C/O Pegasus Property Management
8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
Phone 239-454-8568
Fax 239-454-5191

To: Section 5.2 Board of Directors

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I would recommend we collect any questions we have from this meeting and route them to Jennifer for her to communicate with Doug.

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

Island Park 5.2

Updated 2.3.23

Island Park 5.2														
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.	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	2/6/2023	2/9/2023	TBD
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
17603		IP		no	Yes	Verified								
17611	8	Yes has resident		no	IP									
17613	9	Yes	Verified	no	Yes	Verified	Partially	TBD		2/1-2/8	hang starts next week			
17620		Yes		no	IP									
17631		Yes	Verified	no	IP									
17632	HOLD	IP		no	Yes	Verified								
17633	ROOF	IP		no	IP									
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
17642		Yes	Verified	no	IP									
17643		Yes	Water Heater	no	Yes									
17651		IP		no	IP									
17653	11	Yes		Yes	IP									
Marco Island Ln.														
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	Yes		Yes	Yes									
17623	12	Yes	water heater deck	Yes	Yes									
17633		Yes		no	IP									
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
17643	6	IP, Needs capped has homeowner		no	Yes	Verified	Yes	TBD		2/1-2/8	hang starts next week			
17651		2/6-2/10												

NOTES Need to discuss 17632 Captiva deleting from list of homes to be done by EBG. Permits have been applied for on this already this is the 2nd owner backing out after permit apps have been sent to the bldg dept.
 17601 Captiva is drywalled, subfloor is about done, wood floor strts early next week followed by trim. Cabinets are being layed out on software.
 17601 Captiva crawl space insulation and vapor barrier is scheduled to be done in the next 5 to 7 days.
 17600 Captiva insulation and drywall is done. EBG finished remaining demo not completed by Servepro...Kitchen floor and Master Bath Shower.
 17602 Captiva insulation and drywall is done.
 17641 Captiva insulaion and drywall is done.
 17641 Marco insulation and drywall is done

Renee Sloan

From: Renee Sloan
Sent: Friday, February 3, 2023 1:57 PM
To: Rodney Salyers
Cc: Joe DiRienzi Sr.
Subject: EBG - work agreement executed for 17601 Captiva Lane - Jim Cillo
Attachments: Rice - EBG - Jim Cillo - 17601 Captiva Lane - executed contract 2.3.23.pdf

Tracking:	Recipient	Delivery
	Rodney Salyers	
	Joe DiRienzi Sr.	Delivered: 2/3/2023 1:58 PM

Hi Rodney,
Please see the attached executed work agreement for 17601 Captiva Lane. Should you have any questions, please feel free to call the office anytime.

Have a great weekend.

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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RICE INSULATION & GLASS
WORK AGREEMENT

License #:CGC 1518376

Branch#: 488 | 8951 Alico Trade Center Rd | Ft Myers, FL 33912 | (239) 495-0344

CUSTOMER/BUILDER
 ELIAS BROTHERS GROUP / 1803689
 3570 ENTERPRISE AVE Suite 100
 NAPLES, FL 34104
 (239) 272-7542

JOB SITE INFORMATION
 USEPPA III MODEL / INSULATION
 17601 CAPTIVA LN
 FORT MYERS, FL 33908

TRADE: INSULATION
QUOTE #: 81791350 / 1
ISSUE DATE: 01-30-2023
SALES PERSON: Salyers, Rodney Allen

Base

Work Area	Item	Notes
Crawl Space Ceiling	R-20 HIGH YIELD = 5.5 Nominal Inches OPEN CELL FOAM	SPRAY R20 OPEN CELL FOAM AT CRAWL SPACE.ALL OLD INSULATION REMOVED BY OTHERS IF NEEDED .

BASE TOTAL: \$5,222.00

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Contractor directly at the telephone number stated above.

Draft stop, fire block, fire stop (IBC 718.4.1, 718.4.2 and 718.4.3 or locally adopted equivalent), and fire rated caulking are not included within Contractor's Work unless specifically listed above.

Contractor is willing to furnish to you all material and labor required for the Scope of Work, subject to the terms and conditions stated in this agreement.

TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties. Visit www.truteambillpay.com to manage your invoices and make payments online with TruTeam Bill Pay.

ACCEPTANCE: Contractor may change and/or withdraw this agreement if Contractor does not receive your signed acceptance within 10 business days after the Date stated above.

PRICING: The prices stated in the Scope of Work above will remain firm for 60 days after the Date stated above. If performance of this agreement extends beyond this 60 day period, you agree to pay Contractor's then current pricing ("Price") for any Work performed after that 60 day period. The Prices are based only on the terms and conditions expressly stated in this agreement. The Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, any obligation by Contractor to name you or any third-party as an additional insured on its insurance policy; to provide per project aggregate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except to the limited extent state in Section 18 of this agreement. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Contractor's then current pricing (unless Contractor otherwise agrees in writing) and to this agreement.

CUSTOMER:

By: _____
 SIGNATURE TITLE

CONTRACTOR

By:  
 SIGNATURE TITLE

Company Name: _____

Date: 2/3/23

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

1. **ACCEPTANCE.** This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Contractor does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty, Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Contractor could not limit its liability as herein provided, and that you accept these provisions in exchange for such lower prices.
2. **LIMITED WARRANTY.** All work performed by Contractor is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Contractor makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear; (b) failure to use or maintain the product in accordance with manufacturer's instructions; and (c) alteration, repair or attempted repair by anyone other than Contractor or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Contractor from any damages resulting from improper, inadequate or vague information supplied by you. Contractor does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.
3. **INSURANCE.** Contractor shall maintain workers' compensation (employer liability), as required by law, and \$1,000,000 in general liability insurance while performing the work. Contractor reserves the right to be self insured to the extent allowed by applicable law. Contractor does not agree to name any other persons or entities as additional insureds.
4. **LIMITATION OF REMEDIES.** Your sole and exclusive remedy against Contractor for any and all claims for damages arising out of or alleged to have arisen out of the Work will be limited to the repair or replacement by Contractor, at Contractor's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Contractor is given a reasonable opportunity to inspect the work and confirms such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Contractor is willing and able to repair or replace the nonconforming work and, in any event, Contractor's maximum liability for any damages shall be limited to the total amount paid to Contractor for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its/ their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Contractor of the claim and provide Contractor an opportunity to inspect the alleged damages within 30 days after Contractor's receipt of the notice. If you fail to give the required notice and/or fail to allow Contractor an opportunity to inspect the alleged damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Contractor. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.
5. **LIMITATIONS ON ACTIONS AND LIABILITY.** All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Contractor arising under this agreement must be made within 13 months from the date of completion of the installation. **CONTRACTOR WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. CONTRACTOR DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION, THE MAXIMUM LIABILITY, IF ANY, OF CONTRACTOR FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM CONTRACTOR'S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEY'S FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE.**
6. **PRICES, TERMS AND SHIPMENT.** No cash discounts, back charges, set offs or counterclaims are allowed unless specified by Contractor. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Contractor or you by reason of this transaction. No retention is permitted unless Contractor agrees otherwise in writing. Any past due payment will be, at Contractor's option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Contractor to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Contractor, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Contractor receives payment in full. Contractor may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.
7. **FORCE MAJEURE.** Contractor shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Contractor or of suppliers to the Contractor. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial action, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or technical failure, or work that cannot be completed because of another contractor covering the pertinent portion of the building. If any contingency occurs, Contractor may allocate production, deliveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.
8. **CONFIDENTIALITY.** If you visit Contractor's premises or you otherwise receive any proprietary or confidential information from Contractor, you shall retain such information as confidential and not use or disclose it to any third party without Contractor's written consent.
9. **CREDIT APPROVAL.** Shipment and delivery of goods and performance of work shall at all times be subject to the approval of Contractor's credit department and Contractor may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and conditions of security satisfactory to Contractor. By signing this agreement, you authorize Contractor to check your credit and references.
10. **CANCELLATION.** This agreement, or any part of it, may only be cancelled with Contractor's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Contractor receives notice of cancellation; (c) the cost of any materials and supplies which Contractor shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Contractor (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.
11. **DEFAULT.** You may terminate this agreement for Contractor's default, wholly or in part, by giving Contractor written notice of termination as follows. You may give a written notice of termination only if Contractor has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Contractor's receipt of the notice of default. Delivery of nonconforming products or work by Contractor shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Contractor prior to the effective date of such termination. A default on Contractor's part shall not subject Contractor to liability, through payment by Contractor, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort.
12. **ASSIGNMENT.** You may not assign this agreement or any claim against Contractor relating to this agreement.
13. **GOVERNING LAW.** This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Contractor's address first listed on the front of this agreement.
14. **DISPUTES AND MANDATORY MEDIATION.** In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Contractor, the prevailing party will be entitled to reasonable attorneys fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the Contractor agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.
15. **INSULATION DOES NOT PREVENT FROZEN PIPES.** Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If You do not locate the pipes within an internal wall, you hold Contractor harmless and release Contractor from any claims relating to frozen or burst pipes.
16. **SEVERABILITY.** If any provision on this agreement is not enforceable, that provision shall be effective only to the extent permitted by law and all other provisions of this agreement shall remain.
17. **ENTIRE AGREEMENT.** This instrument contains the entire agreement of the parties relating to the subject matter hereof and may only be waived, changed, modified, extended or discharged orally by a writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought. The terms and conditions of this agreement supersede any agreement to which it is attached.
18. **INDEMNITY.** Each of the parties to this agreement agrees to defend and indemnify one another from any and all claims, actions and/or lawsuits caused by the party's negligent acts or omissions. This indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into prior to this agreement. Furthermore, this indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into subsequent to this agreement unless the subsequent agreement specifically refers to this indemnity clause and declares it null and void.



RICE INSULATION & GLASS
ADDENDUM

License #:CGC 1518376

Branch#: 488 | 8951 Alico Trade Center Rd | Ft Myers, FL 33912 | (239) 495-0344

CUSTOMER/BUILDER

ELIAS BROTHERS GROUP / 1803689
3570 ENTERPRISE AVE Suite 100
NAPLES, FL 34104
(239) 272-7542

JOB SITE INFORMATION

USEPPA III MODEL / INSULATION
17601 CAPTIVA LN
FORT MYERS, FL 33908

TRADE: INSULATION

QUOTE #: 81791350 / 1
ISSUE DATE: 01-30-2023
SALES PERSON: Salyers, Rodney Allen

Rice Insulation & Glass ("Contractor") and Customer each agree to amend the agreement ("Agreement") for the Project specified above as follows:

- 1. Customer has contracted with Contractor for the installation of spray polyurethane foam in accordance with the scope of work ("Work") specifically set forth in the Agreement. This Addendum modifies the terms of the Agreement and its exhibits and addenda. If any of the terms and conditions of this Addendum should conflict with any terms and conditions of the Agreement this Addendum shall control. These modifications are mutually agreed to by the parties and are supported by legal consideration. Customer's acceptance shall be evidenced by permitting Contractor to perform the Work.
2. Contractor agrees to incorporate by reference the scope of work and terms and conditions as set forth in Contractor's Proposal, dated January 30, 2023, including all exclusions contained therein.
3. In performing work, Subcontractor is not inspecting or assessing, and undertakes no responsibility to inspect or assess, the Project site (or any component or system thereof) for any purpose other than to perform the Work. The rights and obligations between Contractor and Customer concerning Work performed by Contractor shall be as expressly stated in the Proposal.
4. Customer acknowledges that the spray polyurethane products and the installation specifications selected by the Customer and described in the Work are subject to building codes and evaluation reports which contain express requirements and/or recommendations which are outside the Work unless expressly enumerated in the Proposal. Such requirements and/or recommendations may include, but are not necessarily limited to: installing a specified attic hatch; limiting entry to the attic or crawl space only for service of utilities and not permitting storage in the attic or crawl space; ensuring that (a) there are no interconnected attic, crawl space or basement areas, (b) the air in the attic or crawl space is not circulated to other parts of the building, (c) combustion air and attic ventilation is provided when required, (d) the attic assembly has been properly constructed and (e) a code official has provided the required inspections.
5. The Contractor bears no responsibility for the failure of the Customer, developer, builder, owner or subsequent owner, to use and maintain the attic space in strict accordance with the applicable building codes and evaluation reports.
6. Building codes may require, and evaluation reports may specify, a thermal barrier or ignition barrier be applied to the spray foam applied insulation. A thermal barrier or ignition barrier is not included within the Work unless specifically listed in the Proposal.

CUSTOMER:

CONTRACTOR:

By:

By:

[Handwritten signature]

Date:

Date:

2/3/23

Renee Sloan

From: Renee Sloan
Sent: Friday, February 3, 2023 10:10 AM
To: Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Kelsey@pegasuscam.com; Roni Elias; Roni Elias; Rami Yitzhak; norm riess; Renee Sloan; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Brandon Leonard; ddjdurbin@gmail.com
Cc: Stacey Arendt
Subject: Island Park 5.2 - unit update spreadsheet attached for the 11:00 am conference call today 2/3/23
Attachments: 2.3.23 Island Park Phase 1 - weekly Unit Update.pdf

Please see the attached updated spreadsheet for Island Park 5.2. We will talk with everyone shortly.

Kind regards,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Island Park 5.2

JD.SR. 1.20.23

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.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633	BOOP	IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									

- Spreadsheet provided shows present status and schedule through the next few weeks. Joe Sr. to discuss this in detail and field questions. EBG means and methods within an evolving constantly changing schedule. Any Contractors means and methods are not always an "exact to the minute process as it has been indicated as an expectation from some. Joe Sr. to explain.
- It has been requested this week that EBG finish completely only 17601 Captiva as a point of reference for the remaining homes to be done.
- EBG is meeting with the insurance adjuster next Tuesday to discuss the project and the Xactimate's status.
- Engineer was onsite and has provided some feedback Joe Sr. to provide details.
- Permits are still pending and we see no advancement in the application process since applications were submitted. We have emailed the bldg. dept. requesting and update. This is reflected in the Spreadsheet provided.
- Four homes require re-piping plumbers to pull additional permit required is in progress. All existing plumbing supply pipes are not to code and must be brought up to code.
- EBG has tasked two superintendent to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.
- Dumpsters and storage containers. We cannot move anything until someone flags the specific area they want it moved to.
- Both parties HOA/EBG to keep minutes of these meetings.

Island Park

JD.SR.1.19.23

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.	Cabinets start approx.
17600	2	Yes	no	Yes	Yes	TBD	no permit	see note	TBD		
17601	1	Yes	Verified	no	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes	no	Yes	Yes	TBD	no permit	see note	TBD		
17603		IP	no	Yes							
17610		IP	no	IP							
17611	8	Yes has resident	no	IP							
17612		IP	no	IP							
17613	9	Yes	no	Yes	1/20/2023	TBD	no permit	see note	TBD		
17620		IP	no	IP							
17621	10	IP	Yes	IP							
17622		IP	no	IP							
17623		IP	no	IP							
17630		IP	no	IP							
17631		Yes	no	IP							
17632		IP	no	Yes							
17633		IP	no	IP							
17640		IP	no	IP							
17641	7	Yes has resident	no	Yes	1/20/2023	TBD	no permit	see note	TBD		
17642		Yes	no	IP							
17643		IP	no	Yes							
17651		IP	no	IP							
17653	11	IP	Yes	IP							
17654		IP	no	IP							

Marco Island Ln.

Unit #	Priority #	Plumbing completed	Needs repipe to code	Electric completed	Loaded	Prepped for drywall	Hung	Finished	Floors	Trim	Cabinets
17601	4	IP	Yes	Yes							
17603		IP	no	IP							
17611		IP	no	IP							
17613		IP	no	IP							
17621		IP	no	IP							
17623	12	IP	Yes	Yes							
17631		IP	no	IP							
17633		IP	no	IP							
17641	5	Yes has resident	no	Yes	1/20/2023	TBD	no permit	see note	TBD		
17643	6	Yes has resident	no	Yes	1/20/2023	TBD	no permit	see note	TBD		
17651		IP	no	IP							

Island Park

JD.JR.1.18.23

Captiva Island Ln.										
Unit #	Priority #	Plumbing completed		Electric completed		Loaded	Prepped for drywall		Hung	Finished
17600	2	Yes		Yes		Yes				
17601	1	Yes	Verified	Yes	Verified	Yes	Yes	Verified	Yes	Punchout
17602	3	Yes		Yes		Yes				
17603				Yes						
17610										
17611	8	Yes has homeowner								
17612										
17613	9	Yes		Yes						
17620										
17621	10									
17622										
17623										
17630										
17631		Yes								
17632				2 circuits off						
17633										
17640										
17641	7	Yes has homeowner		Yes						
17642		Yes								
17643										
17651										
17653	11									
17654										
Marco Island Ln.										
Unit #	Priority #	Plumbing completed		Electric completed		Loaded	Prepped for drywall		Hung	Finished
17601	4			Yes						
17603										
17611										
17613										
17621										
17623	12									
17631										
17633										
17641	5	Yes homeowner								
17643	6	Yes homeowner								
17651										

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 18, 2023 8:51 PM
To: Renee Sloan
Cc: Joe DiRienzi Jr.
Subject: FW: Island park updated
Attachments: Island Park Phase 1.xlsx

Renee

Please format this so it can be shared (as a PDF) with the board for our 11am Friday meeting.

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Sent: Wednesday, January 18, 2023 7:46 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Island park updated

Regards,
Joe DiRienzi Jr.
Restoration Division's
Project General Superintendent
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7393

Office: (239) 293-2442 Ext. 2005

joe.dirienzi.jr@elias-brothers.com

www.eliasbrothersgroup.com

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Date: 1/20/2023

To: Island Park 5.2 Association

From: Elias Brothers Group / Joe DiRienzi

Re: Island Park 5.2 Phase 1 Status update as of 1/20/2023.

The following information corresponds with the attached spreadsheet:

- Spreadsheet provided shows present status and schedule through the next few weeks. Joe Sr. to discuss this in detail and field questions. EBG means and methods within an evolving constantly changing schedule. Any Contractors means and methods are not always an "exact to the minute process as it has been indicated as an expectation from some. Joe Sr. to explain.
- It has been requested this week that EBG finish completely only 17601 Captiva as a point of reference for the remaining homes to be done.
- EBG is meeting with the insurance adjuster next Tuesday to discuss the project and the Xactimate's status.
- Engineer was onsite and has provided some feedback Joe Sr. to provide details.
- Permits are still pending, and we see no advancement in the application process since applications were submitted. We have emailed the bldg. dept. requesting and update. This is reflected in the Spreadsheet provided.
- Four homes require re-piping plumbers to pull additional permit required is in progress. All existing plumbing supply pipes are not to code and must be brought up to code.
- EBG has tasked two superintendents to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.
- Dumpsters and storage containers. We cannot move anything until someone flags the specific area, they want it moved to.
- Both parties HOA/EBG to keep minutes of these meetings.
- Next meeting Friday 2/3/23 @ 11:00 a.m. meeting to be bi-weekly same day same time.

Island Park 5.2

JD.SR.1.20.23

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.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633		IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									



Date: 1/20/2023

To: Island Park 5.2 Association

From: Elias Brothers Group / Joe DiRienzi

Re: Island Park 5.2 Phase 1 Status update as of 1/20/2023.

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 - Permits are still pending, and we see no advancement in the application process since applications were submitted. We have emailed the bldg. dept. requesting and update. This is reflected in the Spreadsheet provided.
 - Four homes require re-piping plumbers to pull additional permit required is in progress. All existing plumbing supply pipes are not to code and must be brought up to code.
 - EBG has tasked two superintendents to walk every home and capture all scopes of rebuilds in detail and this process started on Monday 1/16/22. This process includes meeting owners to discuss finishes that were in homes prior to the storm and demo/mediation. Process is about 25% complete and should take at least through the end of next week.
 - Dumpsters and storage containers. We cannot move anything until someone flags the specific area, they want it moved to.
 - Both parties HOA/EBG to keep minutes of these meetings.
 - Next meeting Friday 2/3/23 @ 11:00 a.m. meeting to be bi-weekly same day same time.

Island Park 5.2

JD.SR. 1.20.23

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.	Cabinets start approx.
17600	2	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Punchout in progress	1/25/2023	1/30/2023	2/6/2023
17602	3	Yes		no	Yes		Yes	TBD	no permit	see note	TBD			
17603		IP		no	Yes									
17610		IP		no	IP									
17611	8	Yes has resident		no	IP									
17612		IP		no	IP									
17613	9	Yes		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17620		IP		no	IP									
17621	10	IP		Yes	IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633	ROSH	IP		no	IP									
17640		IP		no	IP									
17641	7	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17642		Yes		no	IP									
17643		IP		no	Yes									
17651		IP		no	IP									
17653	11	IP		Yes	IP									
17654		IP		no	IP									

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP		Yes	Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		Yes	Yes									
17631		IP		no	IP									
17633		IP		no	IP									
17641	5	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17643	6	Yes has resident		no	Yes		1/20/2023	TBD	no permit	see note	TBD			
17651		IP		no	IP									

Renee Sloan

From: Renee Sloan
Sent: Friday, February 3, 2023 10:10 AM
To: Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Kelsey@pegasuscam.com; Roni Elias; Roni Elias; Rami Yitzhak; norm riess; Renee Sloan; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Brandon Leonard; ddjdurbin@gmail.com
Cc: Stacey Arendt
Subject: Island Park 5.2 - unit update spreadsheet attached for the 11:00 am conference call today 2/3/23
Attachments: 2.3.23 Island Park Phase 1 - weekly Unit Update.pdf

Please see the attached updated spreadsheet for Island Park 5.2. We will talk with everyone shortly.

Kind regards,

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Island Park 5.2

Island Park 5.2								
Captiva Island Ln.								
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	
17601	1	Yes	Verified	no	Yes	Verified	Yes	
17602	3	Yes	Verified	no	Yes	Verified	Yes	
17603		IP		no	Yes	Verified		
17611	8	Yes has resident		no	IP			
17613	9	Yes	Verified	no	Yes	Verified	Partially	
17620		Yes		no	IP			
17631		Yes	Verified	no	IP			
17632	HOLD	IP		no	Yes	Verified		
17633	ROOF	IP		no	IP			
17641	7	Yes has resident		no	Yes	Verified	Yes	
17642		Yes	Verified	no	IP			
17643		Yes	Water Heater	no	Yes			
17651		IP		no	IP			
17653	11	Yes		Yes	IP			
Marco Island Ln.								
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	
17601	4	Yes		Yes	Yes			
17623	12	Yes	water heater deck	Yes	Yes			
17633		Yes		no	IP			
17641	5	Yes has resident		no	Yes	Verified	Yes	
17643	6	IP, Needs capped has homeowner		no	Yes	Verified	Yes	
17651		2/6-2/10						

NOTES Need to discuss 17632 Captiva deleting from list of homes to be done by EBG. Permits have been applied for on this a
 17601 Captiva is drywalled, subfloor is about done, wood floor strts early next week followed by trim. Cabinets are be
 17601 Captiva crawl space insulation and vapor barrier is scheduled to be done in the next 5 to 7 days.
 17600 Captiva insulation and drywall is done. EBG finished remaining demo not completed by Servepro...Kitchen floor
 17602 Captiva insulation and drywall is done.
 17641 Captiva insulaion and drywall is done.
 17641 Marco insulation and drywall is done

Island Park 5.2

Island Park 5.2								
Captive Island Ln.								
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	
17601	1	Yes	Verified	no	Yes	Verified	Yes	
17602	3	Yes	Verified	no	Yes	Verified	Yes	
17603		IP		no	Yes	Verified		
17611	8	Yes has resident		no	IP			
17613	9	Yes	Verified	no	Yes	Verified	Partially	
17620		Yes		no	IP			
17631		Yes	Verified	no	IP			
17632	HOLD	IP		no	Yes	Verified		
17633	ROOF	IP		no	IP			
17641	7	Yes has resident		no	Yes	Verified	Yes	
17642		Yes	Verified	no	IP			
17643		Yes	Water Heater	no	Yes			
17651		IP		no	IP			
17653	11	Yes		Yes	IP			
Marco Island Ln.								
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	
17601	4	Yes		Yes	Yes			
17623	12	Yes	water heater deck	Yes	Yes			
17633		Yes		no	IP			
17641	5	Yes has resident		no	Yes	Verified	Yes	
17643	6	IP, Needs capped has homeowner		no	Yes	Verified	Yes	
17651		2/6-2/10						

NOTES Need to discuss 17632 Captiva deleting from list of homes to be done by EBG. Permits have been applied for on this al
 17601 Captiva is drywalled, subfloor is about done, wood floor strts early next week followed by trim. Cabinets are be
 17601 Captiva crawl space insulation and vapor barrier is scheduled to be done in the next 5 to 7 days.
 17600 Captiva insulation and drywall is done. EBG finished remaining demo not completed by Servepro...Kitchen floor
 17602 Captiva insulation and drywall is done.
 17641 Captiva insulaion and drywall is done.
 17641 Marco insulation and drywall is done

Island Park 5.2

Updated 2.3.23

Captiva Island Ln.

Insurance Cap	Flood Elev	Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
				Yes	Verified		Yes	Verified		Yes	Verified					
		17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
		17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	2/6/2023	2/9/2023	TBD
		17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
		17603		IP		no	Yes	Verified								
		17611	8	Yes has resident		no	IP									
		17613	9	Yes	Verified	no	Yes	Verified	Partially	TBD		2/1-2/8	TBD			
		17620		Yes		no	IP									
		17631		Yes	Verified	no	IP									
		17632	HOLD	IP		no	Yes	Verified								
		17633	ROOF	IP		no	IP									
		17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
		17642		Yes	Verified	no	IP									
		17643		Yes	Water Heater	no	Yes									
		17651		IP		no	IP									
		17653	11	Yes		Yes	IP									

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
		Yes	Verified		Yes	Verified		Yes	Verified					
17601	4	Yes		Yes	Yes									
17623	12	Yes	water heater deck	Yes	Yes									
17633		Yes		no	IP									
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
17643	6	IP, Needs capped has homeowner		no	Yes	Verified	Yes	TBD		2/1-2/8	TBD			
17651		2/6-2/10												

Renee Sloan

From: Joe DiRienzi Jr.
Sent: Friday, February 3, 2023 9:24 AM
To: Renee Sloan; Joe DiRienzi Sr.
Subject: RE: Copy of Island Park - Joe Jr update last 1.27.23
Attachments: Copy of Joe Jr. - Island Park Phase 1 - weekly Unit Update.xlsx

From: Renee Sloan <renee.sloan@elias-brothers.com>
Sent: Friday, February 03, 2023 8:39 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Subject: Copy of Island Park - Joe Jr update last 1.27.23

Joe it is set up for Joe Jr. to revise it today (the tab 2/3/23) but if you click on tab 1.27.23 that is his latest update. The tabs on the bottom left corner of the excel spread sheet. 😊

Renee Rae Sloan



3570 Enterprise Ave, Suite 100
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renee.sloan@elias-brothers.com
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Island Park 5.2

Updated 2.9.23

Captive Island Ln.

Insurance Cap	Flood Elev	Unit #	Priority #	Plumbing completed		Needs capped to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Cabinets start approx.
				Yes	Verified		Yes	Verified		Yes	Verified					
		17600	2	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
		17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	2/6/2023	2/9/2023	TBD
		17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
		17603		IP		no	Yes	Verified								
		17611	8	Yes has resident		no	IP									
		17613	9	Yes	Verified	no	Yes	Verified	Partially	TBD		2/1-2/8	TBD			
		17620		Yes		no	IP									
		17631		Yes	Verified	no	IP									
		17632	HOLD	IP		no	Yes	Verified								
		17633	ROOF	IP		no	IP									
		17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
		17642		Yes	Verified	no	IP									
		17643		Yes	Water Heater	no	Yes									
		17651		IP		no	IP									
		17653	11	Yes		Yes	IP									

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs capped to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
		Yes	Verified		Yes	Verified		Yes	Verified					
17601	4	Yes		Yes	Yes									
17623	12	Yes	water heater deck	Yes	Yes									
17633		Yes		no	IP									
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes			
17643	6	IP, Needs capped has homeowner		no	Yes	Verified	Yes	TBD		2/1-2/8	TBD			
17651		2/6-2/10												

Renee Sloan

Subject: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (2/3/23)
Location: telephone conference call - no location required.

Start: Fri 2/3/2023 11:00 AM
End: Fri 2/3/2023 12:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <daniiofior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak; norm riess <normriess@yahoo.com>; Renee Sloan; Joe DiRienzi Jr.; Brandon Leonard; ddjdurbin@gmail.com
Optional Attendees: Stacey Arendt <stacey@ebgcontracting.com>

I attached the unit update spreadsheet for review. – Renee

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST February 3rd 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be February 17th at 11:00. Invite to follow.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Renee Sloan

Subject: Island Park 5.2 - walk through
Location: Island Park Village (17783 Port Boca Cir, Fort Myers, FL 33908, United States)

Start: Fri 2/3/2023 1:00 PM
End: Fri 2/3/2023 5:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Jr.; Joe DiRienzi Sr.

Joe Sr and Joe Jr to walk the site. Unit/site walk through

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, February 6, 2023 8:15 AM
To: Renee Sloan
Subject: Fwd: 17643 Marco (URGENT)

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Saturday, February 4, 2023 2:43:22 PM
To: Rick Roudebush <rroudebush@gmail.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <daniolfior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; The Durbins <ddjdurbin@gmail.com>; ROSS BIONDO <rfsr1@hotmail.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; James Cillo <jamescillo@icloud.com>
Subject: Re: 17643 Marco (URGENT)

Rick,

ELIAS - #00806

I did make it clear a few times that it would take several weeks for us to get the official report from the engineer from the time of his site visits.

For the record I disagreed that EBC has not communicated well enough with anyone and here is why specifically as it relates to this home and comments from its owner.

We spent an hour under that house with the engineer looking at the sagged floor section which is only sagged about a half inch. It was found upon inspection the floor sag section was like that prior to the storm and is not a major structural issue and can be easily jacked up and repaired and more importantly it was found not to be a condition as a result of the storm. That 1/2" sagged floor section of that home is due to incorrect original construction. When that particular home was built, the carpenters spliced the girder in the crawl space (that floor joists sit on top of) incorrectly which means the 3 ply girder is only bearing by 1/3 of what it was intended to originally support. Again, this issue is an at the time of construction deficiency and is not related to the storm. Furthermore, on the communication topic, the owner of this home was in the crawl space with us and the engineer upon that homes inspection and she took part of all the conversation with the engineer that took place under that home of which I just explained.

EBC as the "experienced contractor" has put this homes phase 1 work on schedule to commence knowing this as discribed while knowing that whatever jacking up or repairing of this problem may need to occur will have no impact on our phase 1 work being performed.

Furthermore, if the board wanted the unofficial feedback from us while waiting for the official engineers report (beyond us having had this conversation with the owner at the time of the inspection) they have had many opportunities to ask some specific questions in reference to this home and others inspected by the engineer in the multiple previous conference call meetings that we have had thus far.

I will reach out to Hector Cruz from Structus Engineering and see if I can expedite the official report from his site visit.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Saturday, February 4, 2023 11:18:03 AM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <danilofior47@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; The Durbins <ddjdurbin@gmail.com>; ROSS BIONDO <rfsr1@hotmail.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>

Subject: 17643 Marco (URGENT)

Roni, this is the perfect example of what I tried to get you and Rami to understand the position we as board members are in. I have NO CLUE, none of us have ANY clue what your engineer found (or did not find) with their evaluation. We have no idea if there are structural issues. Do we assume no damage or issues were found and that is why Sue is getting her drywall installed next week? That was her question to me after she had already left to fly home:

Rick, I was under the impression they were not going to hang any drywall until the structural part was taken care of. It looks like they're planning to start that next week. Did you specifically speak to anyone about hanging drywall before the structure was taken care of? Even if it's OK to hang drywall before that's taken care of, it is absolutely NOT OK to do any of the finish work, not the mudding and not the texturing or painting before the structural part is done. If they do that and it cracks or there's a problem somewhere down the road, six months or six years, it then becomes my problem and I cannot support that.

THIS is what I tried to explain to you is the problem and why we strongly request to stop work until we know all information (such as this) about all units, including costs. EBC is failing at communication on all levels. This is a prime example.

Therefore, no work is authorized by Section V.2. Board for 17643 Marco Island Lane (SUE CARLTON - Unit Owner) until the Elias Brothers Construction produces the results of the engineer evaluation.

Rick Roudebush
Sec V.2. IPV
Acting President

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📄 Receipts

📄 Credits

➔ Travel

Folders Hide

• Summary of Construction Meeting #4 (2-3-2023) 4 Yahoo/IPV Reb... ⭐

• **Rick Roudebush** 📧 Sun, Feb 5, 2023 at 5:45 PM ⭐

From: rrroudebush@gmail.com
To: ames Cillo, deeavis@aol.com, Gerry EDWARDS, NORMAN MITCHELL, Ginny Howley and 19 more...
Cc: Edward Walendy, ROSS BIONDO, Danilo Fior, The Durbins, Jennifer Darrow

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.



Diane Avis 🔍

deeavis@aol.com
 (502) 767-6012
 Edit contact

+ New Folder	
2016 Football Pool	9
2017 Football Pool	21
2022 Hurricane Ca...	12
2022 Hurricane Pl...	15
305 House Sale	21
4735 Roof	1
A Publishing	
Amazon	6
Anthology	28
Appeal	
Aug Comm	1
Blog Mine	1
Blog Posts	197
Book	57
Bridget	
Camping	
Car	2
Caravan	15
Charity	
Coach	1
College	42
Computer	5
Conference	1
Construction	1
Critique Group	11
Disney	7

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

Donations	98	not be for 4-6 months because of the extremely large volume of claims being submitted.
Estate	1	
Family History	1	
Football Pool	1	
Ford Escape		
Foundation	2	
Fundraiser	1	
FWA	25	
GCWA	7	
Groupon		
Gulf Coast Writers		
ID Theft	1	
Insurance	25	
IPV ARC Ins Cert		
IPV Board	2	
IPV Elias		
IPV Elias Corres		
IPV Elias Legal		
IPV Elias Owners		
IPV Financials	11	
IPV Insurance		
IPV Legal	3	
IPV Owner		
IPV Property M		
IPV Rebuild	3	
IPV Roofs		

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



Sue Carlton



Sun, Feb 5, 2023 at 5:57 PM ★

From:

suenipv@gmail.com

To: Rick Roudebush

Cc: Andrea Calcagno,

Danilo Fior,

Edward Walendy,

Elaine Minnis,


George McCann



and 23 more...

Thanks for the update.

> Show original message

- 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
- Melinda
- Morgan 17
- NAMW 71
- NCYC 2
- OCWW 863
- OCWW Conversion
- OCWW Credits
- OCWW Tax 1
- Orange Blossom
- Passport 1
- Pegasus Litigation
- Plumosa 34
- Sayings



deeavis@aol.com  Wed, Feb 8, 2023 at 12:48 AM 





From:
deeavis@aol.com


To:
rrroudebush@gmail.c
, ames Cillo,
Gerry EDWARDS,
NORMAN MITCHELL
, Ginny Howley
and 19 more...




Cc: Edward Walendy
, ROSS BIONDO,
Danilo Fior,
The Durbins,
Jennifer Darrow

This is Louis and Diane Avis, of 17603 Captiva Island Lane, no one has contacted us on what is being done to our unit and what we want in it. Please inform us we are wanting to come there soon.
bavis@aol.com. 239-478-6581
deeavis@aol.com 502-767-6012
[Sent from the all new AOL app for Android](#)

> Show original message



Rick Roudebush   Wed, Feb 8, 2023 at 7:10 AM 

From:
rrroudebush@gn

To:
deeavis@aol.com

Cc: ames Cillo,
Gerry EDWARDS
,
NORMAN
MITCHELL

Spirit	
Spred	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4

, Ginny Howley

,
Meghan Damian
and 23 more...

My apologies to all. I meant to attach the updated spreadsheet showing current status for each phase of reconstruction. IP = in progress. If you have any questions about your specific unit, please let me know. I will try to obtain an answer for you. We are still working on improving communications between ECB and Sec V.2.
Rick

> Show original message



2.3.23 Island....pdf
542.6kB



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	2/13/2023	2/16/2023		TBD
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified									
17611	8	Yes		no	pending		10-Feb			2/13-2/17					
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Yes	Yes	in progress				
17620		Yes		no	pending										
17631		Yes	Verified	no	pending										
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.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim		Cabinets
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	Verified	2/13-2/17					
17623	12	Yes needs water heater deck		Yes	Yes					this will hold until approved by adjuster					
17633		Yes		no	pending										
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	in progress				
17651		pending	repairs pending	Yes	yes	verified	10-Feb			TBD due to plumbing					

notes:

17651 marco needs repipe to code. Is the owner doing this ?

Engineer has provided preliminary report for 17643 marco reference 1/2" floor sag. We will provide a copy forthcoming. It is not storm related this will be extra to repair if requested. Extra will include engineering fees.

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 bput under contract by EBC.

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 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.

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.

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	2/13/2023	2/16/2023		TBD
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified									
17611	8	Yes		no	pending		10-Feb			2/13-2/17					
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Yes	Yes	in progress				
17620		Yes		no	pending										
17631		Yes	Verified	no	pending										
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.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim		Cabinets
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	Verified	2/13-2/17					
17623	12	Yes needs water heater deck		Yes	Yes					this will hold until approved by adjuster					
17633		Yes		no	pending										
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	in progress				
17651		pending	repairs pending	Yes	yes	verified	10-Feb			TBD due to plumbing					

notes:

17651 marco needs repipe to code. Is the owner doing this ?

Engineer has provided preliminary report for 17643 marco reference 1/2" floor sag. We will provide a copy forthcoming. It is not storm related this will be extra to repair if requested. Extra will include engineering fees.

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 bput under contract by EBC.

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 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.

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.

ISLAND PARK VILLAGE, SECTION VII, CONDOMINIUM ASSOCIATION, INC.

C/O Pegasus Property Management
8840 Terrene Court, Suite #102
Bonita Springs, FL 34135

**AGENDA
ELIAS BROTHERS
BIWEEKLY MEETING
Tuesday, July 30, 2024**

- 1. Repiping - Discussion**
 - a. 17601 Marco**
- 2.**

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	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		Yes	Verified	no	yes	Verified	20-Feb	on	20-Feb	week of 2/20					
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.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim		Cabinets
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	Verified	18-Feb	in progress				
17623	12	Yes needs water heater deck		Yes	Yes				this will hold until approved by adjuster						
17633		Yes		no	pending										
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	10-Feb			TBD due to plumbing					

notes:

17651 marco needs repipe to code. EBC we will provide quote for re-pipe early next week
 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.
 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.
 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.
 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 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.
 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.
 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.
 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.

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, February 6, 2023 8:52 AM
To: Joe DiRienzi Sr.
Cc: Renee Sloan; Edward Walendy; Joe DiRienzi Jr.; Roni Elias; Rami Yitzhak; Jennifer Darrow
Subject: Defining Follow-Up with Bi-week Calls and Updated Spreadsheets

Joe Sr., first please let me apologize for the mis-communications with respect to 17643 and drywalling/structural issues. After giving this a lot of thought, talking with Sue about how much she understood what the engineer and everyone told her and looking over the spreadsheet, I came to realize we need to be a little better at understanding what your updates are actually telling our owners. I know you realize owners come to me individually after I send them the updates and have specific questions about their units. For example, I have owners ask me what IP means for their unit when the sheet indicates the unit is IP for plumbing, or electrical. I can tell them the IP meaning, but then it is the natural follow up of 'what does that mean specifically?' , or 'what plumbing or electrical work are they specifically repairing'. And as I told you Friday, they all want to know if the work will be covered by insurance. I think there is an easy fix for this happening each time I send a summary or will forward an updated sheet. Before I go though that, I need to take a step back to learn some things from you or Joe Jr. first. I added Joe Jr., because I am sure he can answer these basic questions, so I don't have to take your time. How about we start with your planned phases of reconstruction? What are each and how many phases are there? I am not even sure of what all is in phase I (electrical and plumbing evaluations/repairs and drywall installation?). Can someone outline each and what will be done for each phase?

Next is the higher archery ranking of EBC, specific to IPV Sec. V.2. I think I know, but can you or Joe Jr. outline the ranking? EBC has outlined this before, but it would be better to know for certain. Obviously, it is Roni, Rami and you at the top. I would assume you are the project manager over multiple reconstruction projects besides our section and that Joe Jr. may be the on-site project manager for our community? I think Renee is administrative support, or is she an officer of EBC (i.e. financials)? These are all assumptions on my part. Maybe once we understand this, maybe I can work it out with you to set me up to have a POC for questions and clarifications on the updates and spreadsheets.

I expect Rami and Roni are still planning to set up a call today or more likely tomorrow with Doug to gain further details of what he wants us to do. I still am unsure if you will be initiating drywall installation for 17643 Marco this week, or waiting on the engineer report. Can I please request someone let me know for sure so I can relay to Sue?

I believe what I am asking you is reasonable and will help each of us moving forward. I do not think I am asking for anyone to take too much time to work with us on this and as I said, I believe Joe Jr. could assist me with this, except for maybe the question with 17643 Marco. I am confident he and I can do this with a phone call. I honestly do think starting here and setting up a framework for me to ask basic questions after each update will make things much better for everyone, especially our stressed out owners.

Thank you,
Rick

Renee Sloan

From: ~~Rami Yitzhak~~
Sent: ~~Tuesday, May 2, 2023 1:48 PM~~
To: ~~Renee Sloan~~
Subject: ~~FW: phone call~~

Feb 6th 2023

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rami Yitzhak
Sent: Monday, February 6, 2023 10:28 AM
To: Rick Roudebush <rrroudebush@gmail.com>
Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Doug Malone <doug.malone@fgclaims.com>
Subject: RE: phone call

No problem. Call is set up for tomorrow at 3:00.

Please join the RingCentral conference.

The Conference will **start at 3:00 am EST February 7th 2023 – Tuesday.**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>
Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Saturday, February 4, 2023 8:27 AM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: Jennifer Darrow <jennifer@pegasuscam.com>
Subject: Re: phone call

Rami, I would like to have Jennifer Darrow on this call Tuesday with me.
Thank you.

On Fri, Feb 3, 2023 at 4:16 PM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:

Good. I added Rick on this email as he will participate in the call too. Can we do it at 3:00 or 4:00?

Rami Yitzhak

Principal

Elias Brothers Group

3570 Enterprise Avenue

Suite #100

Naples, FL 34104

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

From: Doug Malone <doug.malone@fgclaims.com>
Sent: Friday, February 3, 2023 3:29 PM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: Roni Elias <Roni.Elias@elias-brothers.com>
Subject: Re: phone call

Anytime Tuesday after 1:00 pm CST will be good for me.

Thanks

Thank you,

**Doug Malone
Adjuster**



**(318)290-0611 Phone
(866)400-6702 Fax**

Confidentiality Notice

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From: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Sent: Friday, February 3, 2023 1:19:46 PM
To: Doug Malone
Cc: Roni Elias
Subject: phone call

Good afternoon, Doug,

Roni and I would like to speak with you sometime early next week (Monday or Tuesday if possible) to discuss a few items relevant to the Island Park project. Please let us know when would be a good time for you for a call.

Thanks,

Rami Yitzhak

Principal

Elias Brothers Group

3570 Enterprise Avenue

Suite #100

Naples, FL 34104

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

Renee Sloan

From: Brandie Wright-Tully <Brandie.Wright-Tully@truteam.com>
Sent: Monday, February 6, 2023 2:32 PM
To: Joe DiRienzi Sr.
Cc: Heather House; Joe DiRienzi Jr.; Renee Sloan
Subject: RE: 17601 CAPTIVA LANE / SPRAY FOAM

Some people who received this message don't often get email from brandie.wright-tully@truteam.com. [Learn why this is important](#)

Field Contact changed.

Thank you

Brandie A Wright-Tully

Operations Support Specialist

8951 Alico Trace Center Rd

239-362-9350



© 2023 Rice Insulation & Glass

From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Monday, February 6, 2023 12:50 PM
To: Brandie Wright-Tully <Brandie.Wright-Tully@truteam.com>
Cc: Heather House <Heather.House@truteam.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: 17601 CAPTIVA LANE / SPRAY FOAM

Ok thanks Can you add Joe Jr for contact he is the General Superintendent in the field probably easier to get in the phone then me. His cell is 239-272-7393. He is in this email thread too.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com [eliasbrothersgroup.com]

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From: Brandie Wright-Tully <Brandie.Wright-Tully@truteam.com>
Sent: Monday, February 6, 2023 11:56:16 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Heather House <Heather.House@truteam.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: RE: 17601 CAPTIVA LANE / SPRAY FOAM

You don't often get email from brandie.wright-tully@truteam.com. [Learn why this is important \[aka.ms\]](#)

Confirmed for install on Wednesday 2/8.

As a safety measure we ask when we are Spraying in a home that noon be working at the same time.

Due to this being a crawl space we would still ask that no one be around the truck, Hoses, and installers during install.

I will have your Phone # listed as a Contact for the installers if they have any questions and concerns while they are onsite.

Thank you

*Brandie A Wright-Tully
Operations Support Specialist
8951 Alico Trace Center Rd
239-362-9350*



From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Monday, February 6, 2023 10:40 AM
To: Brandie Wright-Tully <Brandie.Wright-Tully@truteam.com>
Cc: Heather House <Heather.House@truteam.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: 17601 CAPTIVA LANE / SPRAY FOAM

The house is ready. All other trades are done. Roof is dried in. Your spraying the crawl space under the subfloor access from the exterior so why does work inside the home not get done when you spray? Please provide a date it can be done first available on your schedule is fine.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com [eliasbrothersgroup.com] [nam12.safelinks.protection.outlook.com]

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From: Brandie Wright-Tully <Brandie.Wright-Tully@truteam.com>
Sent: Monday, February 6, 2023 9:58:09 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Heather House <Heather.House@truteam.com>
Subject: 17601 CAPTIVA LANE / SPRAY FOAM

You don't often get email from brandie.wright-tully@truteam.com. [Learn why this is important \[aka.ms/nam12.safelinks.protection.outlook.com\]](#)

Hello, I have received the Work Order for the above install however I was not given a requested date for install.

Please advise that this site is ready for the scheduled spray foam install i.e.: all other trades have been called off site for the scheduled date, roof has been dried in etc.

Thank you

*Brandie A Wright-Tully
Operations Support Specialist
8951 Alico Trace Center Rd
239-362-9350*

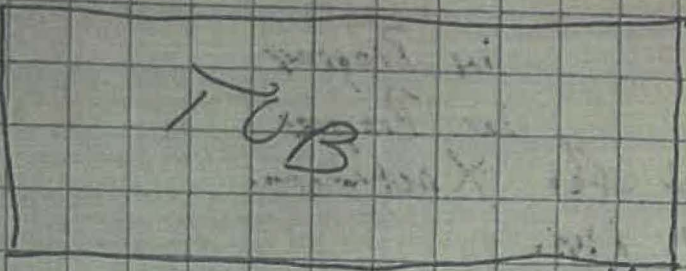
 **rice**
INSULATION & GLASS

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, February 6, 2023 2:14 PM
To: Sharon Everett
Cc: Renee Sloan; Joe DiRienzi Jr.
Subject: Cillo residence 17601 Captive Ln.
Attachments: IMG_2382.jpg; IMG_2383.jpg

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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~~WALL~~

SINK

98 3/4

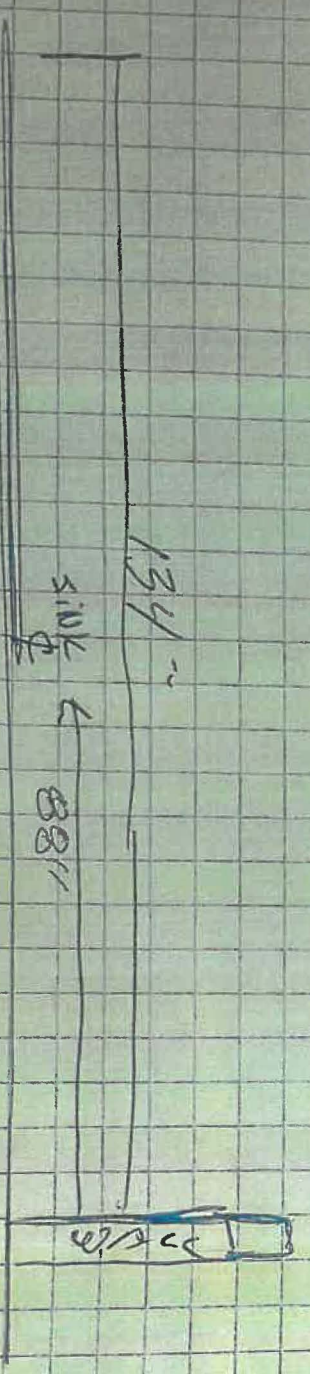
TUB

M. BATH

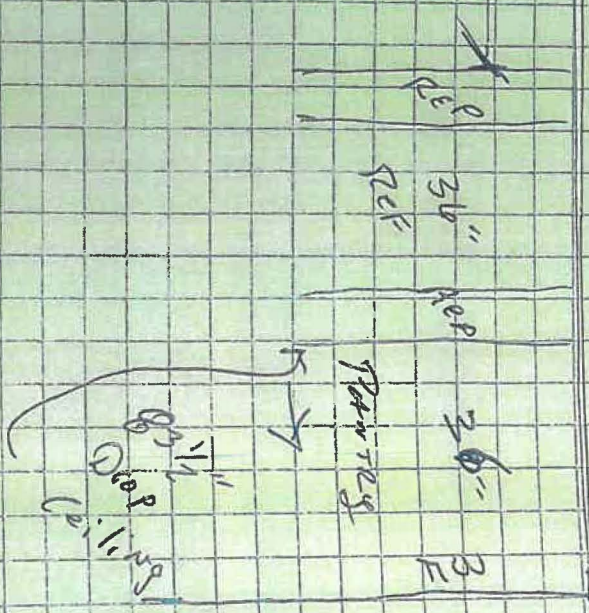
SINK

Door

Kitchen



Door



INVOICE



Rice Insulation & Glass,
 Division Code :488
 LIC#: CGC 1518376
 8951 Allico Trade Center Rd,
 Ft Myers, FL 33912,
 (239) 495-0344

DEIN
 FEB 20 2023

Customer Number	1803689
Invoice Number	69549633
Invoice Date	09-FEB-23
Sales Person	Salyers, Rodney Allen
Trade	INSULATION
Job Number	408864276

Customer Bill To Address
 ELIAS BROTHERS GROUP
 3570 ENTERPRISE AVE Suite 100,
 NAPLES,FL,34104,US

Job Site Address
 ELIAS BROTHERS
 17601 CAPTIVA LANE
 FORT MYERS,FL,33908

DETAILS	PO#	EXT.AMOUNT
Spray Foam	N/A 17601 CAPTIVA LANE	5,222.00

SubTotal	5,222.00
Total Contract Amount	5,222.00
Completion to Date	5,222.00
Previous Billing	0.00
Previous Retainage Billing	0.00
Previous Retainage	0.00
Retention	0.00
Invoice Amount	5,222.00
Tax	0.00
Less: Current Retainage	0.00
Less: Payments	0.00
Due by 11-MAR-2023	5,222.00

Visit www.truteambillpay.com to manage your invoices and make payments online with TruTeam Bill Pay.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Remit To Address:

ATTN: AR, Rice Insulation & Glass,
 P.O. Box 534451,
 Atlanta, GA, 30353-4451

ELIAS BROTHERS GROUP

Customer Number : 1803689
 Invoice Number: 69549633
 Invoice Date : 09-FEB-23
 PO Number : N/A 17601 CAPTIVA LANE

Sales Person : Salyers, Rodney Allen
 Division Code : 488
 Job Number : 408864276

Due by 11-MAR-2023: 5,222.00

WARNING! FLORIDA'S CONSTRUCTION LIEN LAW ALLOWS SOME UNPAID CONTRACTORS, SUBCONTRACTORS AND MATERIAL SUPPLIERS TO FILE LIENS AGAINST YOUR PROPERTY EVEN IF YOU HAVE MADE PAYMENT IN FULL. UNDER FLORIDA LAW, YOUR FAILURE TO MAKE SURE THAT WE ARE PAID MAY RESULT IN A LIEN AGAINST YOUR PROPERTY AND YOUR PAYING TWICE. TO AVOID A LIEN AND PAYING TWICE, YOU MUST OBTAIN A WRITTEN RELEASE FROM: BUILDER SERVICES GROUP INC DBA RICE INSULATION & GLASS EVERY TIME YOU PAY YOUR CONTRACTOR.

NOTICE TO OWNER / NOTICE TO CONTRACTOR

9214890107899925681813
CILLO JAMES & GERALDINE
5 COCHRAN HILL RD
POUGHKEEPSIE NY, 12603

THE UNDERSIGNED HEREBY INFORMS YOU THAT HE HAS FURNISHED OR IS FURNISHING SERVICES OR MATERIALS AS FOLLOWS: LABOR, INSTALLATION AND BUILDING MATERIALS

FOR THE IMPROVEMENT OF REAL PROPERTY IDENTIFIED AS: ELIAS BROTHERS GROUP/ 17601 CAPTIVA ISLAND LN / FORT MYERS, FL / As recorded in the public records of LEE County, FL / Property Control # 12-46-24-22-00000.1800 / 10226545 ISLAND PARK VILLAGE SEC V PT II LAND CONDO DESC OR BK 2057 PG 3504 LOT 180 Residential;

UNDER AN ORDER GIVEN BY: ELIAS BROTHERS GROUP

Florida law prescribes the serving of the notice and restricts your right to make payments under your contract in accordance with §713.06, Florida Statutes. If this job is bonded under §713.23 Florida Statutes, §713.245 Florida Statutes, §255.05 Florida Statutes; Title 40 U.S.C. §3131 or any other form of bond, this notice is also notice of intent to make a claim against any statutory or common law bond and the firm sending this notice will look to such bond for protection and payment. The undersigned requests a copy of the payment bond and a copy of any direct contracts relating to the improvements of the aforementioned real property and agrees to pay reasonable copy costs for same.

IMPORTANT INFORMATION FOR YOUR PROTECTION Under Florida's laws, those who work on your property or provide materials and are not paid have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL.

PROTECT YOURSELF RECOGNIZE that this Notice to Owner may result in a lien against your property unless all those supplying a Notice to Owner have been paid. LEARN more about the Construction Lien Law, Chapter 713, Part I, Florida Statutes, and the meaning of this notice by contacting an attorney or The Florida Department of Business and Professional Regulation.



By: Jorge Iriban

Agent For: **Builder Services Group Inc DBA Rice Insulation & Glass**
14970 Technology Ct, Ft. Myers, FL 33912-4420
(239) 495-0344
kassie.cain@truteam.com
Contact: Kassie Cain

W/O: 11131151
Job #: 408864276
Date: 02/13/2023
Acct #: 1803689

<u>Recipient Type</u>	<u>Tracking ##</u>	<u>Name</u>	<u>Address</u>
Owner	9214890107899925681813	CILLO JAMES & GERALDINE	5 COCHRAN HILL RD, POUGHKEEPSIE, NY 12603
General Contractor		ELIAS BROTHERS GROUP	3570 ENTERPRISE AVE SUIT, NAPLES, FL 34104

ELIAS - #01203

HADINGER FLOORING
6401 N AIRPORT RD
NAPLES, FL 34109
Telephone: 239-566-7100 Fax: 239-566-7523

CG300460

ACKNOWLEDGMENT

Sold To	Ship To
ELIAS BROTHERS GROUP 3570 ENTERPRISE AVENUE 100 NAPLES, FL 34104	CILLO, JAMES 17601 CAPTIVA ISLAND LANE MATERIAL ONLY, FL 34109

Order Date	Tele #1	PO Number	Order Number
01/09/23	239-643-1624		CG300460

Style/Item	Color/Description	Quantity	Units
ANTIQUE JAVA WIDE T&G BAMBOO - PLANK	ANTIQUE JAVA	1,827.50	SF
FREIGHT		1.00	EA

Sales Representative(s):
THOMAS KALVIN

Subtotal: 12,726.82
Sales Tax: 740.88
Misc. Tax: 50.00

AS A RESULT OF COVID-19, ORDERS MAY BE SUBJECT TO UNFORSEEN PRODUCTION AND/OR SHIPPING DELAYS. THANK YOU FOR YOUR PATIENCE AND UNDERSTANDING.

INVOICE TOTAL: \$13,517.70
Less Payment(s): 6,795.59
BALANCE DUE: \$6,722.11



PAID

ELIAS - #01204

Renee Sloan

Subject: Finish island park walks - (with Chad)
Location: Island Park Ct, Fort Myers, Florida 33908, United States

Start: Mon 2/6/2023 12:30 PM
End: Mon 2/6/2023 4:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Joe DiRienzi Jr.; Chad Gray; Joe DiRienzi Sr.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 272 383 500 754

Passcode: X3UBSk

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, February 6, 2023 8:52 AM
To: Joe DiRienzi Sr.
Cc: Renee Sloan; Edward Walendy; Joe DiRienzi Jr.; Roni Elias; Rami Yitzhak; Jennifer Darrow
Subject: Defining Follow-Up with Bi-week Calls and Updated Spreadsheets

Joe Sr., first please let me apologize for the mis-communicatioons with respect to 17643 and drywalling/structural issues. After giving this a lot of thought, talking with Sue about how much she understood what the engineer and everyone told her and looking over the spreadsheet, I came to realize we need to be a little better at understanding what your updates are actually telling our owners. I know you realize owners come to me individually after I send them the updates and have specific questions about their units. For example, I have owners ask me what IP means for their unit when the sheet indicates the unit is IP for plumbing, or electrical. I can tell them the IP meaning, but then it is the natural follow up of 'what does that mean specifically?' , or 'what plumbing or electrical work are they specifically repairing'. And as I told you Friday, they all want to know if the work will be covered by insurance. I think there is an easy fix for this happening each time I send a summary or will forward an updated sheet. Before I go though that, I need to take a step back to learn some things from you or Joe Jr. first. I added Joe Jr., because I am sure he can answer these basic questions, so I don't have to take your time. How about we start with your planned phases of reconstruction? What are each and how many phases are there? I am not even sure of what all is in phase I (electrical and plumbing evaluations/repairs and drywall installation?). Can someone outline each and what will be done for each phase?

Next is the higher archery ranking of EBC, specific to IPV Sec. V.2. I think I know, but can you or Joe Jr. outline the ranking? EBC has outlined this before, but it would be better to know for certain. Obviously, it is Roni, Rami and you at the top. I would assume you are the project manager over multiple reconstruction projects besides our section and that Joe Jr. may be the on-site project manager for our community? I think Renee is administrative support, or is she an officer of EBC (i.e. financials)? These are all assumptions on my part. Maybe once we understand this, maybe I can work it out with you to set me up to have a POC for questions and clarifications on the updates and spreadsheets.

I expect Rami and Roni are still planning to set up a call today or more likely tomorrow with Doug to gain further details of what he wants us to do. I still am unsure if you will be initiating drywall installation for 17643 Marco this week, or waiting on the engineer report. Can I please request someone let me know for sure so I can relay to Sue?

I believe what I am asking you is reasonable and will help each of us moving forward. I do not think I am asking for anyone to take too much time to work with us on this and as I said, I believe Joe Jr. could assist me with this, except for maybe the question with 17643 Marco. I am confident he and I can do this with a phone call. I honestly do think starting here and setting up a framework for me to ask basic questions after each update will make things much better for everyone, especially our stressed out owners.

Thank you,
Rick

Renee Sloan

From: Elizabeth Brath <elizabeth@ebgcontracting.com>
Sent: Tuesday, February 7, 2023 7:12 AM
To: Renee Sloan
Cc: Joe DiRienzi Sr.; Rami Yitzhak
Subject: RE: Xactimates that you did receive from the insurance company, - can you please reforward them to Rami

Good morning,

No problem. I placed a copy on your chair this morning.

All the best,
Liz

From: Renee Sloan <renee.sloan@elias-brothers.com>
Sent: Monday, February 6, 2023 3:39 PM
To: Elizabeth Brath <elizabeth@ebgcontracting.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: Xactimates that you did receive from the insurance company, - can you please reforward them to Rami

Hi Elizabeth,
I know we just spoke about this, but could you send over the (1) or (2) reports that you did receive from the insurance company, I will let Rami know you only received 2 at the most.

Thank you so much,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Island Park - - 52.

February 7th 3:00 Conference

Rick, Ed, Jennifer - Doug Malone
Rami Roni

Roni ~~to Doug~~

Some of Budget items to come
off.

- Doug: Started the process -
- once separated -

either go over what unit costs
was set for Approved items.

- ~~Don't want to submit~~

Roni = Pressing Doug to complete
17401 - 17403 ASAP.

Doug: - Will try to get unit costs
over to us ASAP.

- Doug wants to wait til things break
down -

on covered items - - NO flexibility

on covered items - we can give & take
however H.O. will have to give too.

Roni - - Wanting 90 - that will be covered.

- Doug for cues - Home owners
will have to come out of pocket

2/7/23 - Island Park 5e.

Rick: - Don't want H.O. to get up grades. that are not covered by insurance.

↳ Both Doug + Jennifer think the H.O. Don't know what would be an upgrade. They are just picking whatever.

↳ They would be C/O-submitted-

1) Jennifer, she wants to focus on
Structural base. External Works Substn.
- Roof - Dry Wall
Worry about finishing later
upgrades on cabinets. or grant.

3) ↳ Roni wants to Now Down - wait for Doug to ~~adjust~~ adjust

* Provide Doug list of items we are working

Doug suggest to Drywall all. - wait for finished later.

he suggest to send form to all ~~H.O.~~
H.O. - If they go over the allowance.
- make sure they know

2/7/23

Puck asked: to Doug:

1. 17601 + 17603 - to make Expense
Adj. to provide contracts to Doug.

* Send Doug signed Contract

2. Does the backdoor between Lisa + Doug.
- 200,000... - Doug - 100,000 - ERB. 150,000.
L Does that factor into the 50% rule.

Doug ^{150,000} City of Ft W. would be up to them

if they use the taxes across value - >?
- He isn't familiar w/ our City/Town.

Jerrita - ^{working out w/ Lee County tax.} tax on market value -
when it come to the 50% Rule

Roni: when time to get unit #15.

- Doug to call Roni - NOT
Put in writing - Call on FRIDAY
2-10-23 -

Puck. more comfortable now

after talk to Doug -

Acknowledge, there will be
up grades - + code up grades.

They need to get notice to

All Home owners that not

All will be covered. - they should
expect some auto pocket costs.

2/7/23

Rick:
Continue on with work.
He will check w/ Joe if he has
any questions.

Doug: - if costs go over that
are covered + show costs -
can submit a supplement. -

Jennifer:
The Associate may need to
restructure man thing one priority
to Homeowner.

Doug: Very Impatient - Dg wall - insulator
really need to be in

Rick + Jennifer ~~and~~ Lami Rovi

↳ Rick - Promise NOT to stop
Rovi - invoice - 5% -
wants to get paid for min.
↳ Will get check process -

production
call
insurance
call

* - Set up call

* Set up call for Tuesday - Jennifer, Rovi
Lami - Rick

Island Park

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, February 8, 2023 9:25 AM
To: Rita Angelini; Rick Roudebush; Rami Yitzhak; Roni Elias; Edward Walendy; The Durbins; Norm Riess; Jennifer Darrow; James Cillo; joec@stevensbuilds.com; Joe DiRienzi Jr.; Renee Sloan
Subject: Re: Roof Repair Engineering Report Update

The engineer was in my office late yesterday and the status of the engineer's report for the roof repairs was discussed. He is about a week or so out from the final report and repair detail on the house which is needed to even be reviewed for any work to even start. Original blueprints plans structural drawing were requested and unable to be provided. As a result of those lack of original plans being available, it takes more time for the engineer to run calculations and create all that missing structural information as to create appropriate repair details.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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From: Rita Angelini <rtangel8@yahoo.com>
Sent: Wednesday, February 8, 2023 8:40:11 AM
To: Rick Roudebush <rrroudebush@gmail.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Edward Walendy <edwardwalendy65@gmail.com>; The Durbins <ddjdurbin@gmail.com>; Norm Riess <normriess@yahoo.com>; Jennifer Darrow <jennifer@pegasuscam.com>; James Cillo <jamescillo@icloud.com>; joec@stevensbuilds.com

<joec@stevensbuilds.com>

Subject: Re: Roof Repair Engineering Report Update

Joe Sr.,

I am resending this email because I haven't received a response. Where is EBC on the engineering report for the roof repair?

It is good news that EBC is working on three units. However, EBC omitted on the update the status of the engineering report on the roof repair at 17633 Captiva Island Lane. Has a structural engineer been contracted by EBC to draw the plans? Is an engineer drawing up plans as we speak? Is the roof repair on the engineer's calendar and will be completed when??? Will EBC hire the structural engineer after they receive the insurance report?

On January 10, Demetre, Normann, and I met with the structural engineer brought into to assess 17633 Captiva Island Lane. We discussed the impact of the tree hitting the roof trusses and the wall, pushing the floor joist down. The engineer requested blueprints. The flood most likely destroyed the master copies in the clubhouse. We made a best effort to locate the blueprint with Lee County and Pegasus, of which they had no record. I reported this on January 20 at our Friday meeting.

Has the engineer EBC brought in completed the structural report for this unit? On January 30, Normann sent a text to Joe DiRienzi, Sr. for a status update regarding the engineering report from EBC with no response. The EBC construction status report issued on February 3, states IP.

On December 13, Demetre communicated in a text that work can't begin until we receive the insurance engineering report. I understand to date we are waiting on the insurance report with the insurance company's structural engineering report. Will the engineering report from the insurance company include the truss design? We request clarification as to whether EBC has contracted with the engineer they brought in on January 10 to design repair plans on the roof and floor? Or will they hire the engineer to draw plans once the insurance report comes in and is reviewed by IPV?

Nothing can happen until the roof is done and the rainy season is fast approaching. We want to see this move forward, and "IP" provides no information. Demetre led us to believe in January that engineering work would begin then. Please give an update on the status on the EBC structural engineering report. If this unit is not on any structural engineer's calendar by your doing, do we need to hire our own structural engineer to put this unit on some structural engineer's calendar?

Thank you for your time,

Rita Angelini
Normann Riess

On Monday, February 6, 2023 at 02:56:03 PM EST, Rita Angelini <rtangel8@yahoo.com> wrote:

It is good news that EBC is working on three units. However, EBC omitted on the update the status of the engineering report on the roof repair at 17633 Captiva Island Lane. Has a structural

engineer been contracted by EBC to draw the plans? Is an engineer drawing up plans as we speak? Is the roof repair on the engineer's calendar and will be completed when??? Will EBC hire the structural engineer after they receive the insurance report?

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Nothing can happen until the roof is done and the rainy season is fast approaching. We want to see this move forward, and "IP" provides no information. Demetre led us to believe in January that engineering work would begin then. Please give an update on the status on the EBC structural engineering report. If this unit is not on any structural engineer's calendar by your doing, do we need to hire our own structural engineer to put this unit on some structural engineer's calendar?

Thank you for your time,

Rita Angelini
Normann Riess

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, February 8, 2023 2:45 PM
To: Sharon Everett; Robyn Alice; Jason Spears
Cc: Renee Sloan
Subject: Copy of Joe Jr. - Island Park Phase 1 - weekly Unit Update.xlsx YELLOW IS THE SEQUENCE OF PRIORITIES GETTING DONE
Attachments: Copy of Joe Jr. - Island Park Phase 1 - weekly Unit Update.xlsx

Renee Sloan

Subject: Meeting to review Island Park 5.2 (Demetre & Sharon) - (at new office 4627 Arnold Ave)
- small conference room (February 8th 2023)

Location: 4627 Arnold Ave (4627 Arnold Ave, Naples, Florida 34104)

Start: Wed 2/8/2023 2:00 PM
End: Wed 2/8/2023 4:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Renee Sloan
Required Attendees: Sharon Everett; Demetre Alexander Vrynios; Joe DiRienzi Sr.; dvrynios@gmail.com

Demetre and Sharon to review Island Park 5.2 information with Joe Sr.

Please meet at the new office at 4627 Arnold Ave on Wednesday February 8th, 2023 at 2:00 pm.

Thank you.

Renee Sloan

Subject: Conference call - Doug Malone & Elias Brothers Group
Location: conference call

Start: Mon 2/13/2023 11:00 AM
End: Mon 2/13/2023 12:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Doug Malone <doug.malone@fgclaims.com>; Joe DiRienzi Sr.; Roni Elias; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak
Optional Attendees: Renee Sloan; Stacey Arendt <stacey@ebgcontracting.com>

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST February 13th 2023**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>
Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Renee Sloan

Subject: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (2/17/23)
Location: telephone conference call - no location required.

Start: Fri 2/17/2023 11:00 AM
End: Fri 2/17/2023 12:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <daniolfior47@gmail.com>; Roni Elias; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak; norm riess <normriess@yahoo.com>; Renee Sloan; Joe DiRienzi Jr.; Jennifer Darrow <jennifer@pegasuscam.com>; Brandon Leonard

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST February 17th 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be March 3rd at 11:00. Invite to follow.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Host - 269-435-373

- * Joe to provide schedule of Joel Cillo from start to complete.
- * Rick to do an introduction to people beyond to Sharon on the next phase.
- * Roof - Still with Engineers --
Wind damage - Hualio - - Work on Engineer.
Flood - Doug Malone.

ELIAS - #01484

Island Park 5.2

Updated 2.17.23

Captiva Island Ln.															
Unit #	Priority #	Plumbing completed		Needs re-pipe 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	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.															
Unit #	Priority #	Plumbing completed		Needs re-pipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	Verified	18-Feb	In progress				
17623	12	Yes needs water heater deck		Yes	Yes					this will hold until approved by adjuster					
17633		Yes		no	pending										
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	10-Feb			TBD due to plumbing					

notes:

17651 marco needs re-pipe to code. EBC we will provide quote for re-pipe early next week

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.

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.

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.

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 ebc requests all information communication, question, etc be funneled through only Rick and one other board member. It has become unmanageable for ebc to deal with individual owners calls, emails, texts. please advise whom other than Rick is the secondary point of contact.

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 us to update and make notes on this weekly provided updates every Friday.

17631 CAPTIVA owner teresa was email request in 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.

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.

 E-MAILED
2/17/23

Island Park 5.2

Captive Island Ln.									
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped	
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Yes
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Yes
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Yes
17603		Yes	Verified	no	Yes	Verified	22-Feb	on	
17611	8	Yes		no	yes	Verified	10-Feb	yes	
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	
17620		Yes	Verified	no	yes	Verified	21-Feb	on	
17631		Yes	Verified	no	yes	Verified	20-Feb	on	
17632	HOLD	pending		no	Yes	Verified			
17633	ROOF	pending		no	in progress				
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	
17642		Yes	Verified	no	pending				
17643		Yes	Water Heater	no	Yes				
17653	11	Yes		Yes	pending				
Marco Island Ln.									
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped	
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	
17623	12	Yes needs water heater deck		Yes	Yes				
17633		Yes		no	pending				
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	
17651		pending	repairs pending	Yes	yes	verified	10-Feb		

notes:

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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	2/16/2023		TBD
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified									
17611	8	Yes		no	pending		10-Feb			2/13-2/17					
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Yes	Yes	in progress				
17620		Yes		no	pending										
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Marco Island Ln.															
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17623	12	Yes needs water heater deck		Yes	Yes					this will hold until approved by adjuster					
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17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	YES	in progress				
17651		pending	repairs pending	Yes	yes	verified	10-Feb			TBD due to plumbing					

notes:

17651 marco needs repipe to code. Is the owner doing this ?

Engineer has provided preliminary report for 17643 marco reference 1/2" floor sag. We will provide a copy forthcoming. It is not storm related this will be extra to repair if requested. Extra will include engineering fees.

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Renee Sloan

From: Joe DiRienzi Sr.
Sent: Friday, February 10, 2023 2:11 PM
To: Roni Elias; Rami Yitzhak
Cc: Renee Sloan; Joe DiRienzi Jr.
Subject: Fwd: island Park house that the tree fell on

Roni, Rami,

In short, this quote for engineering to process on the house at Island Park that the tree fell on will cost around 8,000 for further investigation, run calculations and design and provide repair details. Once this proposal is signed Hector provides a written letter of his initial findings and begins working further. Time frame overall is the letter in about a week another month after that to run calcs so the designs can be done to provide the repair details.

How do we want to proceed with this particular home in Island Park?

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Friday, February 10, 2023 12:11 PM
To: Hector Cruz <hcruz@structusconsulting.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>

Cc: Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: island Park house that the tree fell on

Hector

Approximately ow long will it take to get the actual repair details once this is signed?

Joe DiRienzi Sr.

**Restoration Division
Manager/Estimator
Elias Brothers Group**

4627 Arnold Ave, Suite 201

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Hector Cruz <hcruz@structusconsulting.com>

Sent: Friday, February 10, 2023 10:10 AM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>

Subject:

Joe Sr./ Joe Jr.,

Attached is the proposal for the referenced project,as requested.

Feel free to call me if you have any questions or concerns.

--

Hector J. Cruz, P.E.

President

STRUCTUS CONSULTING, INC.

(305) 846-1376

hcruz@structusconsulting.com

4760 SW 57th Terrace,

Davie, FL 33314

www.structusconsulting.com

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Sunday, February 12, 2023 9:06 AM
To: Joe DiRienzi Sr.; Roni Elias
Cc: Rami Yitzhak; Renee Sloan; Edward Walendy; Jennifer Darrow; Jaye Popoli; Danilo Fior; ROSS BIONDO
Subject: Fwd: 17653 Captiva Island Lane repiping

Joe Sr. and Roni. Please read the email below. Jaye needs an invoice for the repipe. As for the code requirement. Can you confirm the units which had to have repiping done is required by Lee County Building Code? Jaye told me FEMA would accept a statement from you (on letterhead, to that effect. This very well may be needed for the other repipe units. Once Jaye and the board have these documents, repiping work can resume on 17653 Captiva.

Jaye and the board appreciate your cooperation with this request.

Thank you,
Rick

----- Forwarded message -----

From: Jaye Popoli <jpopoli1244@gmail.com>
Date: Thu, Feb 9, 2023 at 1:09 PM
Subject: 17653 Captiva Island Lane repiping
To: Edward Walendy <edwardwalendy65@gmail.com>, The Durbins <ddjdurbin@gmail.com>, Rick Roudebush <rrroudebush@gmail.com>, Demetre Alexander Vrynios <demetre@ebgcontracting.com>, <jennifer@pegasuscam.com>

I had a meeting at FEMA today with my account representative & the supervisor. FEMA will pay to have the house repiped but I must have a bid from Elias Brothers along with a letter stating that the houses pipes must be up to code so permits can be pulled for work to complete the hurricane damage.

I would appreciate this to be handled as soon as possible so I can get these funds & not hold up the process with my house.

Jaye Popoli

Renee Sloan

From: Rami Yitzhak
Sent: Monday, February 13, 2023 6:04 PM
To: Rick Roudebush
Cc: Roni Elias; Joe DiRienzi Sr.; Renee Sloan
Subject: Adjusted Xactimate

Hi Rick,

We have just received the adjusted Xactimate from Doug. Unfortunately, this was not the correct version which he was supposed to review for comments. However, we have been trying to reach him and left him a message to contact us so we can explain and move forward with this as quickly as possible. We also are going to email him the correct version of unit 17601 Captiva which we would like him to work on and so to eliminate any future confusions.

We will keep you updated.

Thanks,

Rami Yitzhak
Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, February 13, 2023 6:58 PM
To: Doug Malone
Cc: Elizabeth Brath; Renee Sloan; Brandon Leonard; Roni Elias; Rami Yitzhak; Rick Roudebush
Subject: RE: Island Park
Attachments: 17601_Captiva_Reconstruction.pdf

Doug,

Upon receipt of your email this afternoon I tried to call but was unsuccessful so I left you a voicemail. I wanted to briefly discuss a few things.

1. The origin of the Xactimate that you emailed to us of which you spent time reviewing, and hi-lighting is actually not our official Xactimate for 17601 Captiva Lane in Island Park. I am not sure how you got that document which was done very early on before EBC ever mobilized at Island Park and it was only done and provided as a sample and shared with the board strictly as an educational exercise showing them what an Xactimate looked like. Can you advise who sent you that document (that you attached in your email to us this afternoon) and perhaps when it was sent to you please?
2. I believe you did receive from the board three (3) of the Xactimate's that we prepared that are specifically from us (none that say Mr. Estimates) and all three say Elias Brothers Contracting Inc. on the top with our logo. Can you please advise if you did in fact receive those? (17600 Captiva – 17601 Captiva & 17603 Captiva)
3. I have attached for your convenience the correct Xactimate for 17601 Captiva for your review. If you could please use this document for any hi-lighting deletions or notes you may want to point out to us as we discussed earlier today it would be greatly appreciated.

Respectfully,

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
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to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Doug Malone <doug.malone@fgclaims.com>

Sent: Monday, February 13, 2023 4:49 PM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Cc: Elizabeth Brath <elizabeth@ebgcontracting.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>

Subject: Re: Island Park

See attached.

Thanks

Thank you,

**Doug Malone
Adjuster**



**(318)290-0611 Phone
(866)400-6702 Fax**

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Sent: Monday, February 13, 2023 2:48:42 PM

To: Doug Malone

Cc: Elizabeth Brath; Renee Sloan; Brandon Leonard; Roni Elias; Rami Yitzhak

Subject: Island Park

Doug,

Just a friendly reminder to send over those Xactimate's with highlighted notes when you get a chance.

Thanks

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

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Naples, FL 34104

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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, February 13, 2023 8:16 PM
To: Rami Yitzhak
Cc: Roni Elias; Joe DiRienzi Sr.; Renee Sloan; Jennifer Darrow; Edward Walendy
Subject: Re: Adjusted Xactimate

That is very unfortunate and disappointing, Rami. I have emailed and texted you without any response since Friday. Even if you did get something today, you could have responded and told me you had received nothing when I asked you. This non-communication is no longer acceptable. I know you all are very busy, but guess what? So am I. Your communication needs to get better now. At a minimum, Jennifer Darrow and I need information as it happens. All of us are under extreme pressure here from owners on this contract and the lack of communication is working against us.

Gentlemen, you came to us highly recommended, but we think we have been more than patient with this entire process. We are starting to lose our patience. Do we need to review what our lawyer recommendations are? Pausing the contract?

If you want to discuss our frustration, please include Jennifer on the call.

Rick

On Mon, Feb 13, 2023 at 6:04 PM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:

Hi Rick,

We have just received the adjusted Xactimate from Doug. Unfortunately, this was not the correct version which he was supposed to review for comments. However, we have been trying to reach him and left him a message to contact us so we can explain and move forward with this as quickly as possible. We also are going to email him the correct version of unit 17601 Captiva which we would like him to work on and so to eliminate any future confusions.

We will keep you updated.

Thanks,

Rami Yitzhak

Principal

[Elias Brothers Group](#)

3570 Enterprise Avenue

Suite #100

Naples, FL 34104

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

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Thanks,

Rami Yitzhak

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We will keep you updated.

Thanks,

Rami Yitzhak

Principal

Elias Brothers Group

3570 Enterprise Avenue

Suite #100

Naples, FL 34104

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

Island Park S.2
17413 Captiva Ln

Charlie's Angels Plumbing LLC
739 Hadley PL W
Naples, FL 34104
(239) 434-7586
charliesangelsplumbing@gmail
.com



Invoice 13904

BILL TO
Elias Brothers

DATE
02/15/2023

PLEASE PAY
\$1,223.00

DUE DATE
03/17/2023

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

This invoice is for work completed on February 8th, 2023 at 17613 Captiva Island Ln, Fort Myers, FL 33908.

In the kitchen,

- Capped off the waterlines and drain line to the sink and dishwasher.
- Unhook the waterlines to the washing machine.

In the guest bathroom,

- Removed and capped off the toilets.
- Moved the toilet into the living room temporarily.
- Capped off the sink and drain temporarily.

In the master bathroom,

- Removed and capped off the waterline to the toilet.
- Moved the toilet into the living room.
- Turned the water back on and tested the water lines.

Labor for two Technicians

2 300.00 600.00

Materials

1 127.00 127.00

This invoice is for work completed on February 14th, 2023 at 17613 Captiva Island Ln, Fort Myers, FL 33908.

In the kitchen,

- Reinstalled the shut off valves to the kitchen.
- Connected the waterlines to the dishwasher and faucet.
- Connected the drain line
- Ran the faucet to ensure there are no leaks.

In the guest bathroom,

- Reinstalled the shut off valves to the sink and toilet.
- Installed the drain and ran the faucet to ensure there are no leaks.
- Reset the original toilet in place.
- Flushed the toilet multiple times to ensure there are no leaks.

Labor for one Technician

3 150.00 450.00

We greatly appreciate you for using
our services and allowing our business to grow.

Best wishes,
Charlie's Angels Plumbing

ELIAS - #00962

DESCRIPTION	QTY	RATE	AMOUNT
Materials	1	46.00	46.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE

\$1,223.00

THANK YOU.

*OK/DJ
2/27/23
Final
ccc*



We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
Charlie's Angels Plumbing

ELIAS - #00963

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, February 15, 2023 7:22 AM
To: Joe DiRienzi Sr.
Cc: Jaye Popoli; Edward Walendy; Jennifer Darrow; Renee Sloan
Subject: 17653 Captiva Jaye Popoli FEEM Letter and Estimate

Joe Sr., just checking to see when your assistant is returning to the office. Jaye Popoli, 17653 Captiva is meeting with FEEM tomorrow and she wanted to know if she might be able to get the letter and estimate to take to them. When you responded last week you indicated she was out, but didn't say when she was returning. Will she be back by tomorrow?
Thank you,
Rick

Unable to separate pipe -
pipes not to current code
~~Require~~ Require home to be piped
new supply line.

(\$1 ÷ .6)

Date: February 15, 2023
RE: Jaye Popoli – Island Park 5.2 - 17653 Captiva Lane, Ft. Myers, FL 33908 – Plumbing Re-pipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear Jaye Popoli,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2** at **17653 Captiva Lane, Ft. Myers FL 33908**. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE

- Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows:
- Remove and dispose of existing damaged polybutylene lines.
- Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas:
 - Master bathroom: toilet, single sink faucet, tub/shower.
 - Guest bathroom: toilet, single sink faucet, tub/shower.
 - Kitchen: faucet, dishwasher, fridge ice maker
 - Outside: single hose bib
- Cap off drain lines for drywall installation.
- Once drywall, cabinets, countertops, flooring & shower/tub tile is complete, we will return to reconnect the above areas. Fixtures will have new shut off valves installed.
- Please note: This price does not include plumbing fixtures or replacing tubs.

**PLUMBING
RE-PIPE PRICE
\$15,334.00**

NOTES:

- **PRICING IS GOOD FOR 15 DAYS.**
- **PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION.**
- Prices are based on **ALL** work in the above proposal being done by **EBG**. Prices are not meant for individual selections.
- Any permits that are **required** for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued.
- EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work.
- Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices.
- Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Charlie's Angels Plumbing
 LLC
 739 Hadley PL W
 Naples, FL 34104
 charliesangelsplumbing@
 gmail.com



Estimate 1961

ADDRESS

Elias Brothers

DATE
02/01/2023

TOTAL
\$9,200.00

EXPIRATION
DATE
03/08/2023

ACTIVITY

QTY

RATE

AMOUNT

Sales

This proposal is for work to be completed 17653 Captiva Island Ln, Fort Myers, FL 33908.

- Please note that the existing water lines are polybutylene and several breaks and tears were found on the water lines under the house caused by storm damage and debris hitting the water lines.
- Install new pex water lines for the plumbing fixtures in the unit including:
 Master bathroom: toilet, single sink faucet, tub/shower.
 Guest bathroom: toilet, single sink faucet, tub/shower.
 Kitchen faucet, dishwasher, and ice-maker line for the fridge.
 Outside: single hose bib.
 We will be stubbing out the water lines for the fixtures.

4,000.00

Sales

Cap/stub out drain lines for drywall installation.

700.00

Sales

- After cabinets, countertops, floors, and tile is replaced we will reconnect: tub/shower trims, faucets, sink drains, and toilets. Fixtures will have new shut off valves installed.

3,000.00

Sales

- Replace 40 gallon water heater that was flooded from storm water with new 40 gallon Bradford White water heater.

1,500.00

- These prices do not include plumbing fixtures or replacing tubs.
- This does not include drywall, electrical, cabinetry, countertop installation, or any other work or materials not specified.

Charlie's Angels Plumbing is not a licensed electrical, framing, tile, masonry, cabinetry, countertop, or painting contractor and is not responsible in any shape or form for the electrical, framing, tile, masonry, cabinetry, countertop, or painting of any project.

TOTAL

\$9,200.00

THANK YOU.

$\div 6 =$

\$ 15,334.00

Renee Sloan

From: Renee Sloan
Sent: Wednesday, February 15, 2023 12:32 PM
To: Rick Roudebush
Cc: Jaye Popoli; Edward Walendy; Jennifer Darrow; Joe DiRienzi Sr.; Rami Yitzhak; Roni Elias; Roni Elias; Stacey Arendt; Robyn Alice
Subject: RE: 17653 Captiva Jaye Popoli FEEM Letter and Estimate
Attachments: Jaye Popoli - 17653 Capitiva Repiping Proposal 2.15.23.pdf; Jaye Popoli - 17653 Capitiva Repiping required document 2.15.23.pdf

Good afternoon Rick,
Please see the attached documents as requested for Jaye Popoli's re-pipe. Should you have any questions or concerns, please feel free to call the office anytime.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Wednesday, February 15, 2023 8:23 AM
To: Rick Roudebush <rrroudebush@gmail.com>
Cc: Jaye Popoli <jpopoli1244@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: 17653 Captiva Jaye Popoli FEEM Letter and Estimate

My admin is now back from vacation and is working on this with me today.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator

Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, February 15, 2023 7:22:22 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Jaye Popoli <jpopoli1244@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: 17653 Captiva Jaye Popoli FEEM Letter and Estimate

Joe Sr., just checking to see when your assistant is returning to the office. Jaye Popoli, 17653 Captiva is meeting with FEEM tomorrow and she wanted to know if she might be able to get the letter and estimate to take to them. When you responded last week you indicated she was out, but didn't say when she was returning. Will she be back by tomorrow?
Thank you,
Rick

Renee Sloan

From: Renee Sloan
Sent: Friday, March 10, 2023 4:46 PM
To: Rick Roudebush; Jennifer Darrow
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Roni Elias; Roni Elias; Rami Yitzhak; Stacey Arendt; Robyn Alice
Subject: re-pipe for Popoli Residence – 17653 Captiva Island Ln
Attachments: Jaye Popoli - 17653 Capitiva Repiping Proposal 2.15.23.pdf; Jaye Popoli - 17653 Capitiva Repiping required document 2.15.23.pdf

Rick & Jennifer,
I sent this one out a few weeks back, I just wanted to resend it so you have all of them together.

Have a great weekend,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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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	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		Yes	Verified	no	yes	Verified	20-Feb	on	20-Feb	week of 2/20					
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.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim		Cabinets
17601	4	Yes	Verified	Yes	Yes		Yes	Yes	Verified	18-Feb	in progress				
17623	12	Yes needs water heater deck		Yes	Yes				this will hold until approved by adjuster						
17633		Yes		no	pending										
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	10-Feb			TBD due to plumbing					

notes:

17651 marco needs repipe to code. EBC we will provide quote for re-pipe early next week
 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.
 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.
 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.
 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 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.
 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.
 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.
 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.

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.
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17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	2/13/2023	2/21/2023		TBD
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17603		Yes	Verified	no	Yes	Verified	22-Feb	on	22-Feb	week of 2/20					
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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		Yes	Verified	no	yes	Verified	20-Feb	on	20-Feb	week of 2/20					
17632	HOLD	pending		no	Yes	Verified									
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17643		Yes	Water Heater	no	Yes										
17653	11	Yes		Yes	pending										
Marco Island Ln.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim		Cabinets
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 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
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 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.

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Friday, February 17, 2023 2:59 PM
To: Elio Pla; Chris DiRienzi; Joe DiRienzi Jr.
Cc: Renee Sloan
Subject: RE: 2.17.23 - Island Park Phase 1 - weekly Update.xlsx

Thanks, I appreciate it. Love the CAN DO make it happen attitude.

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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From: Elio Pla <elio.pla@elias-brothers.com>
Sent: Friday, February 17, 2023 12:33 PM
To: Chris DiRienzi <chris.dirienzi@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Cc: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: 2.17.23 - Island Park Phase 1 - weekly Update.xlsx

What ever I have to do I'll get two guys an get the other flat bed or what ever has to be done to stock Island Park . If you need any help as well we can arrange something

Get [Outlook for iOS](#)

From: Chris DiRienzi <chris.dirienzi@elias-brothers.com>
Sent: Friday, February 17, 2023 11:27:37 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Elio Pla <elio.pla@elias-brothers.com>

ELIAS - #00826

Cc: Renee Sloan <renee.sloan@elias-brothers.com>

Subject: Re: 2.17.23 - Island Park Phase 1 - weekly Update.xlsx

Monday, Daniel is scheduled to prep and stock Gardenhosers in the cape. Tuesday he's flipping back to sandalwood to stock more units.....

We do have access to any guy on Estero sands, we also have access to a flat bed trailer whenever we want.

Pablo is starting to run insulation on Tuesday at sandalwood. I need to feed him material asap.

Chris DiRienzi
Elias Brothers Group
Superintendent
239-272-7415

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Sent: Friday, February 17, 2023 10:29:12 AM

To: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Elio Pla <elio.pla@elias-brothers.com>; Chris DiRienzi <chris.dirienzi@elias-brothers.com>

Cc: Renee Sloan <renee.sloan@elias-brothers.com>

Subject: 2.17.23 - Island Park Phase 1 - weekly Update.xlsx

Here is the updates for Island Park. For the 11am conference call. Elio I will have Renee send you the dial in info so you can be on the call just incase a field issue comes up I cannot answer, Look at the attached closely I am definitely pushing 3 houses next week start stocking Monday in Island Park. Sandalwood/Island park is a tight schedule next week with stocking, prepping, and Pablo starting. Make it all happen this Island Park schedule and maintaining Sandalwoods schedule and Gardenhosers schedule in the Cape are not optional. Use your resources, employees etc. to stock...whatever. If Pablo cannot keep up with this let me know I have another drywall crew available within 1 hour of my phone call.

In the future schedules/updates such as the attached for Island Park come from the field when I request them and put it on your calendars to make it happen. There will be NO EXCEPTIONS when I ask for specific things from the field!

Island Park Conf Call

2/17/23

Jim Cillio - 17601 - Wants an extended schedule for completion

- For wind damage - tree fall

Rita - - wants to know timeline Engineer

Joe said - 4-6 weeks - for Engineer detail designs.
- then permit time - - 1-4 weeks

Rick - Joe to work out roof repair

Remo working on Re piping Letter & quotes.

x Joe Jr. working on update for with pictures - unfamiliar damage.

A Remo + Joe to put in Report format 2/20/23
- Joe Jr. Mon-Tues - (9:00 - 11:00)
Joe + Remo - wed Thurs

17631 - Joe heads out court reach her

Jennifer - Thurs meeting her

3:00 pm

Remo not complete
Thin set not removed.

Alc p/water Frost
mold on front door

Hold walking
pending walk thru
(potatoes) (pegs and rain)

17620 - 17621 - Stocked + prepped next walk

Rick to call Doug on Monday @ 10:00
+ to set up meeting call w/ Joe, Rick + Doug

Renee Sloan

Subject: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (2/17/23)
Location: telephone conference call - no location required.

Start: Fri 2/17/2023 11:00 AM
End: Fri 2/17/2023 12:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Rick Roudebush <rroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danilofior47@gmail.com>; Roni Elias; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak; norm riess <normriess@yahoo.com>; Renee Sloan; Joe DiRienzi Jr.; Jennifer Darrow <jennifer@pegasuscam.com>; Brandon Leonard

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST February 17th 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be March 3rd at 11:00. Invite to follow.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Renee Sloan

From: Renee Sloan
Sent: Friday, February 17, 2023 12:06 PM
To: Jennifer Darrow; James Cillo
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Sharon Everett; Rick Roudebush
Subject: Contact list for EBG

Hi Jennifer and Jim,
Attached are the phone numbers for EBG contacts for Island Park as promised.

Joe DiRienzi Sr. : 1-239-272-7542
Joe DiRienzi Jr. : 1-239-272-7393
Eilo Pla : 1-239-944-8166
Sharon Everett : 1-239-571-1304

Have a great weekend ahead,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Renee Sloan

Subject: Postponed !!! Meeting to review "unforeseen costs/damages" at Island Park 5.2 and review of Jim Cillo's unit timeline
Location: 4627 Arnold Ave (4627 Arnold Ave, Naples, Florida 34104)
Start: Mon 2/20/2023 4:00 PM
End: Mon 2/20/2023 6:00 PM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Renee Sloan
Required Attendees: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Elio Pla

This meeting has been postponed from the 4:00 time set today. I will reschedule this shortly.

This has been changed to an afternoon meeting at the Arnold Ave office to go over any unforeseen costs or damages and combined with overview of Jim Cillo's unit, combining the two appointments into one.

Please set this time aside to come into the Arnold office and review this with Joe Sr.

Thank you.

Renee

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Renee Sloan

Subject: Island Park - Conference Call - Review of 17601 Captiva Island Xactimate
Location: conference call

Start: Tue 2/21/2023 4:00 PM
End: Tue 2/21/2023 5:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Renee Sloan
Required Attendees: Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Edward Walendy; Jennifer Darrow; Deanna Durbin

Please join the RingCentral conference.

The Conference will **start at 4:00 pm on Tuesday February 21, 2023**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

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Meeting ID: 225 237 783 848

Passcode: UVVWHG

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From: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>

Sent: Monday, February 20, 2023 6:09 PM

To: Rick Roudebush <rroudebush@gmail.com>

Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-

[brothers.com](#)>; Renee Sloan <renee.sloan@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>

Subject: RE: Island Park

Okay, can we do 4:00?

Rami Yitzhak

Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Monday, February 20, 2023 6:06 PM

To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>

Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>

Subject: Re: Island Park

I am unavailable from 2:30-4PM tomorrow.

On Mon, Feb 20, 2023 at 3:29 PM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:

Yes, we can schedule a call tomorrow. Would 3:30 work?

Rami Yitzhak

Principal

Elias Brothers Group

3570 Enterprise Avenue

Suite #100

Naples, FL 34104

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Monday, February 20, 2023 9:59 AM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>

Cc: Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; The Durbins <ddjdurbin@gmail.com>

Subject: Fwd: Island Park

Gentlemen, once you receive this form Doug, do you want to schedule a call tomorrow with Jennifer and I to review/discuss? If so, I am unavailable from 2:30-4PM tomorrow.

Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Sunday, February 19, 2023 3:12 PM
To: Giulio Ghetti
Cc: Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Renee Sloan; Edward Walendy; Danilo Fior; ROSS BIONDO; Jennifer Darrow; Alexander Menendez; The Durbins
Subject: General Contractor Preliminary Engineering Damage Report

Mr. Ghetti:

We hold regular progress meetings with our general contractor, Elias Brothers Construction (EBC), Naples, Fl. to discuss the progress they are making in rebuilding our community. During our last conference call (2-17) Elias Brothers informed us their engineer consultant had completed the preliminary assessment of all units, especially the worst hit unit, 17633 Captiva Island Lane. They are at a point where they can go no further until a contract has been signed with EBC to finish the drawings, obtain permits and start reconstruction. We informed them we have not received any reports from you because you have been waiting on your engineers to issue their reports to you. We are at a point now where we need information from you as our property/wind insurance adjuster to move forward with this part of the rebuilding for our community.

It has now been over 4.5 months since the hurricane. We are well into reconstructing the interiors of units which do not need immediate roof/building repairs. We need to get started on the units which do need immediate roof and building repairs, but we need your help. As volunteer president for Section V.2., Island Park Village and, on behalf of all Section V.2. unit owners, I ask you to please provide us with a preliminary report so that we can move forward in contracting with Elias Brothers for the property damages caused by Hurricane Ian. We need this information as soon as possible to start this next phase of reconstruction.

If you would like to discuss anything regarding this request, or if you have questions for Elias Brothers Construction, please let me know. I am sure EBC would be happy to set up a conference call with all of us.

Thank you for your immediate attention to this urgent request.

Rick Roudebush
Volunteer President
Section V.2.
Island Park Village

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- 2017 Football Pool 21
- 2022 Hurricane Ca... 12
- 2022 Hurricane Pl... 15
- 305 House Sale 21
- 4735 Roof 1
- A Publishing
- Amazon 6
- Anthology 28
- Appeal
- Aug Comm 1
- Blog Mine 1
- Blog Posts 229
- Book 55
- Bridget
- Camping
- Car 2
- Caravan 15
- Charity
- Coach 1
- College 41
- Computer 5
- Conference 1
- Construction 1
- Critique Group 11
- Cruise 3
- Disney
- Donations 98
- Estate 1
- Family History 1
- Football Pool 1
- Ford Escape
- Foundation 2
- Fundraiser 1
- FWA 36
- GCWA 10
- Geico 1
- Groupon
- Gulf Coast Writers
- ID Theft 1
- Insurance 26
- IPV ARC Ins Cert
- IPV Board 3
- IPV Board Legal
- IPV Docs & Policy
- IPV Elias
- IPV Elias Corres
- IPV Elias Legal
- IPV Elias Owner Invoice
- IPV Elias Owners
- IPV Financials 23
- IPV Foundation 1
- IPV General 1

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...

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.



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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IPV Roofs	4
IPV ServPro	1
IPV Six Sigma	
IPV Summons	
IPV Vespe	1
IPV Wind	1
IPV Wind Damage	
IPV Xactimate	2
KIKI	8
LIL	3
M2M	1
Marathon	
Maria Malin	16
Marina House	11
Mary Angelini	
Medical	32
Melinda	1
Morgan	15
NAMW	79
NCYC	2
OCWW	1.1K
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Plumosa	34
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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...

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@slias-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.



Rick Roudebush 🔍

rrroudebush@gmail.com
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2022 Hurricane Pl...	15
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Appeal	
Aug Comm	1
Blog Mine	1
Blog Posts	197
Book	57
Bridget	
Camping	
Car	2
Caravan	15
Charity	
Coach	1
College	42
Computer	5
Conference	1
Construction	1
Critique Group	11
Disney	7

Engineering Report:

The preliminary EBC engineering report was back for 17633 Captiva, but Joe Sr. said that to go farther 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.

Repiping:

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Non-Storm Damage:

Joe Jr. 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.



- Donations 98
- Estate 1
- Family History 1
- Football Pool 1
- Ford Escape
- Foundation 2
- Fundraiser 1
- FWA 25
- GCWA 7
- Groupon
- Gulf Coast Writers
- ID Theft 1
- Insurance 25
- IPV ARC Ins Cert
- IPV Board 2
- IPV Elias
- IPV Elias Corres
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- IPV Insurance
- IPV Legal 3
- IPV Owner
- IPV Property M
- 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

126.1kB



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
- Melinda
- 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,
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sharon.everett@elias-brothers.com

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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.															
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	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.															
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		Yes	Yes	Verified	18-Feb	in progress				
17623	12	Yes needs water heater deck		Yes	Yes					this will hold until approved by adjuster					
17633		Yes		no	pending										
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	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>															

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, February 20, 2023 4:53 PM
To: Jennifer
Cc: Joe DiRienzi Jr.; Renee Sloan; Rami Yitzhak; Roni Elias; Rick Roudebush; Brandon Leonard; Elizabeth Brath
Subject: 17631 Captiva

Jennifer

I just walked 17631 Captiva this afternoon as I said I would on Friday. Quite a bit is confusing in that house as far as the rebuild goes. Looks like the owners have had someone in there since the remediation got done? Oddly the kitchen walls look like someone has recently started bashing the drywall off above the flood cut drywall by servepro and some interior doors have been broke loose from the openings and most importantly I cannot for the life of me figure out why some rooms have newish durrock tile backer screwed to the subfloor like it's ready for tile but tile was never installed vs other rooms in the house where the tile was removed and the durrock tile substrate and thin set was left that still has to be demoed before new durrock and tile can be replaced.

When you get a chance can you please call me to discuss what's going on in that house or what specifically the owner is expecting before the Friday meeting that we have set up.

Looks like maybe her tile floors were in progress but only partially done in the house and then the storm hit.

She is correct there are some answers to give her nothing we can't figure out though. So Please Give me a call when you can so we can talk about this odd situation.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, February 20, 2023 9:59 AM
To: Joe DiRienzi Sr.; Rami Yitzhak; Roni Elias
Cc: Edward Walendy; Jennifer Darrow; Joe DiRienzi Jr.; Renee Sloan; The Durbins
Subject: Fwd: Island Park

Gentlemen, once you receive this form Doug, do you want to schedule a call tomorrow with Jennifer and I to review/discuss? If so, I am unavailable from 2:30-4PM tomorrow.

Rick

----- Forwarded message -----

From: Doug Malone <doug.malone@fgclaims.com>
Date: Mon, Feb 20, 2023 at 8:25 AM
Subject: Re: Island Park
To: Rick Roudebush <rrroudebush@gmail.com>

Good morning, I should have it reviews by lunch today.

Thanks

Sent from my iPhone

Thank you,

Doug Malone
Adjuster



(318)290-0611 Phone
(866)400-6702 Fax

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On Feb 19, 2023, at 2:58 PM, Rick Roudebush <rrroudebush@gmail.com> wrote:

Doug, we need to follow up on this, because we need some urgent additional assistance from you. Again, we sincerely apologize for the confusion with the Xacitmates, but we need to ask you to review the *Elias Brothers labeled Xactimates*, submitted by Joe Sr. last Monday. We know you are extremely busy, but we need your help to gain some guidance on the Elias Xactimates to move forward

with the reconstruction of our community. We need your assistance with this as soon as possible, hopefully this week.

Please let us know if there is anything at all you need from us to help you with this request.

Thank you,

Rick

----- Forwarded message -----

From: **Rick Roudebush** <rrroudebush@gmail.com>

Date: Thu, Feb 16, 2023 at 6:20 PM

Subject: Fwd: Island Park

To: Doug Malone <doug.malone@fgclaims.com>

Cc: The Durbins <ddjdurbin@gmail.com>, Edward Walendy <edwardwalendy65@gmail.com>, Danilo Fior <daniolfior47@gmail.com>, ROSS BIONDO <rfsr1@hotmail.com>, Jennifer Darrow <jennifer@pegasuscam.com>, Roni Elias <roni@ebgcontracting.com>, Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>, Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Doug,

Roni and Rami just contacted us today and explained the situation outlined below by Joe Sr. We need your help. It is very difficult for us to move forward with reconstruction until we can get your guidance on the correct Elias Xactimates. It is very unfortunate you were provided the wrong information and spent time reviewing it. We would be interested in knowing who sent it to you. However, as volunteer president of our HOA board, we would really appreciate your attention to the proper attached Elias Xactimate estimate so we can continue on with reconstruction.

Thank you for your prompt attention to this matter.

Rick

----- Forwarded message -----

From: **Joe DiRienzi Sr.** <joe.dirienzi.sr@elias-brothers.com>

Date: Mon, Feb 13, 2023 at 6:58 PM

Subject: RE: Island Park

To: Doug Malone <doug.malone@fgclaims.com>

Cc: Elizabeth Brath <elizabeth@ebgcontracting.com>, Renee Sloan <renee.sloan@elias-brothers.com>, Brandon Leonard <brandon.leonard@elias-brothers.com>, Roni Elias <Roni.Elias@elias-brothers.com>, Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>, Rick Roudebush <rrroudebush@gmail.com>

Doug,

Upon receipt of your email this afternoon I tried to call but was unsuccessful so I left you a voicemail. I wanted to briefly discuss a few things.

1. The origin of the Xactimate that you emailed to us of which you spent time reviewing, and hi-lighting is actually not our official Xactimate for 17601 Captiva Lane in Island Park. I am not sure how you got that document which was done very early on before EBC ever mobilized at Island Park and it was only

done and provided as a sample and shared with the board strictly as an educational exercise showing them what an Xactimate looked like. Can you advise who sent you that document (that you attached in your email to us this afternoon) and perhaps when it was sent to you please?

2. I believe you did received from the board three (3) of the Xactimate's that we prepared that are specifically from us (none that say Mr. Estimates) and all three say Elias Brothers Contracting Inc. on the top with our logo. Can you please advise if you did in fact receive those? (17600 Captiva – 17601 Captiva & 17603 Captiva)

3. I have attached for your convenience the correct Xactimate for 17601 Captiva for your review. If you could please use this document for any hi-lighting deletions or notes you may want to point out to us as we discussed earlier today it would be greatly appreciated.

Respectfully,

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

[4627 Arnold Ave, Suite 201](#)

[Naples, FL 34104](#)

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



ELIAS BROTHERS GROUP

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From: Doug Malone <doug.malone@fgclaims.com>
Sent: Monday, February 13, 2023 4:49 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Elizabeth Brath <elizabeth@ebgcontracting.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: Re: Island Park

See attached.

Thanks

Thank you,

Doug Malone
Adjuster

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From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Sent: Monday, February 13, 2023 2:48:42 PM

To: Doug Malone

Cc: Elizabeth Brath; Renee Sloan; Brandon Leonard; Roni Elias; Rami Yitzhak

Subject: Island Park

Doug,

Just a friendly reminder to send over those Xactimate's with highlighted notes when you get a chance.

Thanks

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

[4627 Arnold Ave, Suite 201](#)

[Naples, FL 34104](#)

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

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ELIAS BROTHERS GROUP

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<17601_Captiva_Reconstruction.pdf>

Renee Sloan

From: Robyn Alice
Sent: Tuesday, February 21, 2023 1:02 PM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: Island Park Permits

Good afternoon Joe,

17630 Captiva Island Lane permit has been removed. Please let me know the other address you were mentioning, that needed to be removed.

Thank you and have a wonderful day.

Sincerely,

Robyn Alice



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Direct : 239-280-5242
Office: 239-643-1624 ext. 2026
robyn.alice@elias-brothers.com
www.eliasbrothersgroup.com

Renee Sloan

From: Robyn Alice
Sent: Tuesday, February 21, 2023 1:02 PM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: Island Park Permits

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Sincerely,

Robyn Alice



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Naples, FL 34104

Direct : 239-280-5242

Office: 239-643-1624 ext. 2026

robyn.alice@elias-brothers.com

www.eliasbrothersgroup.com



Notice of Rejection or Denial

Record / Case #: RES2023-00688

Date: 02/21/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR | **Email:** permitting@elias-brothers.com
Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: CASTRO TRUST

Project Name: Hurricane Damage - DRYWALL REPAIRS

Address: 17623 MARCO ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL DUE TO HURRICANE DAMAGE

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an 11 flood zone with a 1 foot required freeboard of 12. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 143,258 which would allow \$ 71,629 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 99,780, this application would exceed 50%. (1663 SF X \$60 = \$99,780.00)

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to 11 N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet 12 (includes freeboard), garage must meet 11, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1, V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01494

How to Resubmit

Please provide a **cover letter** showing where each item can be found. The **original file name** is required for all resubmittals and should be made by the originator of the document. Please note that .pdf, .tiff and .jpg file types are now the only file types accepted. The file name cannot be changed. This is required for proper versioning and processing of the file in our system. Log in to your eConnect account (<https://accelaaca.leegov.com>) and upload the corrected files in the Attachment section of the record. For additional information concerning our new eConnect site, please refer to the eServices User Guide, which is available on our website at www.leegov.com/dcd/eservy.

Press and Hold the Ctrl key on your keyboard, then click this link to log into Lee County ePlan
<https://accelaaca.leegov.com/aca/urlrouting.ashx?type=1000&Module=Permitting&ALTID=RES2023-00688>

Renee Sloan

From: Renee Sloan
Sent: Wednesday, February 22, 2023 5:00 PM
To: Elizabeth Brath
Cc: Joe DiRienzi Sr.
Subject: FW: IPV2 Insurance Policies

Elizabeth,

Joe is hoping you can have Demetre open or resend these items that we are not able to access without his permission. Please see the email trail below and get with Joe Sr. on this pretty please.

Thanks so much, '

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joseph Moran <Joseph.Moran@elias-brothers.com>
Sent: Thursday, January 26, 2023 10:26 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; demetre@ebgcontracting.com
Cc: Renee Sloan <renee.sloan@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: RE: IPV2 Insurance Policies

(Copying Demetre on this)

The problem here is that Demetre created links from his OneDrive that only work for people at EB General Contractor, i.e roofing. EBG Paint is a separate organization, and thus you must share them differently.

@demetre@ebgcontracting.com, please create a new share, and under **Who would you like this link to work for?** choose "specific people" then enter the e-mail addresses of all your recipients. ([More info](#))

Also, it would be better to put all those documents in a folder and share the folder, rather share all the files individually.

Regards,

Joseph Moran
IT Manager, Elias Brothers Group
239-280-5250

From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Thursday, January 26, 2023 10:12 AM
To: Joseph Moran <Joseph.Moran@elias-brothers.com>
Cc: Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: FW: IPV2 Insurance Policies

Hey Joe,

It's Renee, coming to you live from Joe's computer while he is in a meeting. Lol Anywho, I forwarded this email to you to see if there is anyway you can open these files? Or do we need to have him try to resend this?

Please let us know – trying to avoid having him resend. 😊

Joe DiRienzi Sr.
Restoration Division Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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From: Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Sent: Tuesday, January 24, 2023 5:17 PM
To: Brandon Leonard <brandon.leonard@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: IPV2 Insurance Policies

 [22-23 Flood Policy - 17600-17602 CAPTIVA ISLAND LN - ASI Flood.pdf](#)

 [22-23 Flood Policy - 17601-17603 MARCO ISLAND - ASI.pdf](#)

 [22-23 Flood Policy - 17610-17612 CAPTIVA ISLAND LN - ASI Flood.pdf](#)

 [22-23 Flood Policy - 17611-17613 CAPTIVA ISLAND LN - ASI Flood.pdf](#)

 [22-23 Flood Policy - 17611-17613 MARCO ISLAND LN - ASI Flood.pdf](#)

- [!\[\]\(83eb2aa26b610eb6a9dca7cf4702d681_img.jpg\) 22-23 Flood Policy - 17621-17623 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(94dfacbf937cdd7da4837a6fcd8fc785_img.jpg\) 22-23 Flood Policy - 17621-17623 MARCO ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(dae8c3c5fa7c80febd6526a5e8a853bf_img.jpg\) 22-23 Flood Policy - 17630-17632 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(8f38ab9775d1331a4e1fd6648d0a83f1_img.jpg\) 22-23 Flood Policy - 17631-17633 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(5e48b3241d711ef916255d822ab3415f_img.jpg\) 22-23 Flood Policy - 17640-17642 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(c4c3604751fde0df44855086d7798e30_img.jpg\) 22-23 Flood Policy - 17641-17643 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(a16ee0329f478adb49fd7876490e96fe_img.jpg\) 22-23 Flood Policy - 17654 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(a8a494e883c31c6f4a74584cc935a790_img.jpg\) 22-23 Island Park V.2 Property Policy with Endorsed Values.pdf](#)
- [!\[\]\(8a50a875cd94cd57f6a7348a4d34b45f_img.jpg\) 17611-17613 Captiva Island Lane Policy Dec.pdf](#)
- [!\[\]\(7ddc0498d10972f0f157498fccf65370_img.jpg\) 17611-17613 Captiva Island Policy Dec.pdf](#)
- [!\[\]\(1481f3a2b8d8d64dbbf1eb2242b57620_img.jpg\) 17620-17622 Captiva Islad 197-198 Flood .pdf](#)
- [!\[\]\(1d12b5523dd7503f9f6b056602d4b0bb_img.jpg\) 17621-1762 Marco Island Flood Insurance Info 001256.pdf](#)
- [!\[\]\(a3cf9896eece75d50b7dee194989c9bc_img.jpg\) 17621-17623 Marco Island Policy Dec.pdf](#)
- [!\[\]\(26147612c3694ee09d020cac0faae7d9_img.jpg\) 17621-17623 Marco Island.pdf](#)
- [!\[\]\(46af714d66844046465576855b12c56a_img.jpg\) 17630-17632 Captiva Island expries 07.19.23.pdf](#)
- [!\[\]\(e123f1fe9eaf288ea9a688d32daa4ea4_img.jpg\) 17630-17632 Captiva Island Flood Information.pdf](#)
- [!\[\]\(780c9e9bdcf3e80b97a0a12adfab01dc_img.jpg\) 17631-17633 Captiva Island Ln .pdf](#)
- [!\[\]\(dd4f403c0f3886141896591186a0332a_img.jpg\) 17631-17633 Captiva Island Policy Dec.pdf](#)
- [!\[\]\(eba5717f9532900568c94b25862a3240_img.jpg\) 17631-17633 Marco Island Lane 209-210.pdf](#)
- [!\[\]\(8787ffe874068f6bc6ac6dfc8c73a8ea_img.jpg\) 17631-17633 Marco Island Lane Flood Insurance Information.pdf](#)
- [!\[\]\(4bf65409525017dedd6ddb75688acc31_img.jpg\) 17641-17643 Marco Island Lane Flood Insurance Information.pdf](#)
- [!\[\]\(83155363cfc680b4fdc84409779c43c2_img.jpg\) 17641-17643 Marco Island Lne Flood Dec exp 9.27.2023.pdf](#)
- [!\[\]\(7df4dc75718f5564bb085b99af0d0d10_img.jpg\) 17651 Marco Island Lane #213 Flood policy information.pdf](#)
- [!\[\]\(61d1cd78c9c864118ea1680747722675_img.jpg\) 17651 Marco Island Lane 213.pdf](#)
- [!\[\]\(f4289423d97bfe35ba5b95f76bb18c25_img.jpg\) 17651-17653 Captiva Island 190-191 Exp 9.22.23.pdf](#)

Please note these are by building, and each building consists of two units.

Thank you,
 Demetre Vrynios
 Project Coordinator Storm Team
 4627 Arnold Avenue, Unit #201
 Naples, Florida 34104
 720.957.7051
Demetre@EBGContracting.com
www.Eliasbrothersgroup.com



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Renee Sloan

From: Renee Sloan
Sent: Wednesday, February 22, 2023 5:00 PM
To: Elizabeth Brath
Cc: Joe DiRienzi Sr.
Subject: FW: IPV2 Insurance Policies

Elizabeth,

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Thanks so much, '

Renee Rae Sloan

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Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; demetre@ebgcontracting.com
Cc: Renee Sloan <renee.sloan@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: RE: IPV2 Insurance Policies

(Copying Demetre on this)

The problem here is that Demetre created links from his OneDrive that only work for people at EB General Contractor, i.e roofing. EBG Paint is a separate organization, and thus you must share them differently.

@demetre@ebgcontracting.com, please create a new share, and under *Who would you like this link to work for?* choose "specific people" then enter the e-mail addresses of all your recipients. ([More info](#))

Also, it would be better to put all those documents in a folder and share the folder, rather share all the files individually.

Regards,

Joseph Moran
IT Manager, Elias Brothers Group
239-280-5250

From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Thursday, January 26, 2023 10:12 AM
To: Joseph Moran <Joseph.Moran@elias-brothers.com>
Cc: Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: FW: IPV2 Insurance Policies

Hey Joe,

It's Renee, coming to you live from Joe's computer while he is in a meeting. Lol Anywho, I forwarded this email to you to see if there is anyway you can open these files? Or do we need to have him try to resend this?

Please let us know – trying to avoid having him resend. 😊

Joe DiRienzi Sr.






Restoration Division Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Demetre Alexander Vrynios <demetre@ebgcontracting.com>
Sent: Tuesday, January 24, 2023 5:17 PM
To: Brandon Leonard <brandon.leonard@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: IPV2 Insurance Policies

-  [22-23 Flood Policy - 17600-17602 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
-  [22-23 Flood Policy - 17601-17603 MARCO ISLAND - ASI.pdf](#)
-  [22-23 Flood Policy - 17610-17612 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
-  [22-23 Flood Policy - 17611-17613 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
-  [22-23 Flood Policy - 17611-17613 MARCO ISLAND LN - ASI Flood.pdf](#)

- [!\[\]\(eae20f1adff742df783f6f7e3bbe72d1_img.jpg\) 22-23 Flood Policy - 17621-17623 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(43c6e08c5a1618d745b54da5c843274e_img.jpg\) 22-23 Flood Policy - 17621-17623 MARCO ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(f5ee48910650695cea680b2433c1d60d_img.jpg\) 22-23 Flood Policy - 17630-17632 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(da0f02caffeb5a74776a1d5d1892b059_img.jpg\) 22-23 Flood Policy - 17631-17633 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(edb096eed27f3ac1241ba8d18d05acad_img.jpg\) 22-23 Flood Policy - 17640-17642 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(554d866cfdb5a2c8f73998019542d337_img.jpg\) 22-23 Flood Policy - 17641-17643 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(c1170582320733ace24db86bc6d97423_img.jpg\) 22-23 Flood Policy - 17654 CAPTIVA ISLAND LN - ASI Flood.pdf](#)
- [!\[\]\(51c4b897e692428305845816e97ca71e_img.jpg\) 22-23 Island Park V.2 Property Policy with Endorsed Values.pdf](#)
- [!\[\]\(810c0da19263e18e2f95623517bed1dc_img.jpg\) 17611-17613 Captiva Island Lane Policy Dec.pdf](#)
- [!\[\]\(8982e3c27257070d79f8096c6d667915_img.jpg\) 17611-17613 Captiva Island Policy Dec.pdf](#)
- [!\[\]\(cf565e63df317467714cf7de070ecedc_img.jpg\) 17620-17622 Captiva Islad 197-198 Flood .pdf](#)
- [!\[\]\(76264d27c3f3933123acb961f2a449e7_img.jpg\) 17621-1762 Marco Island Flood Insurance Info 001256.pdf](#)
- [!\[\]\(8996ef01d8e0ad40113c18b518eacb7a_img.jpg\) 17621-17623 Marco Island Policy Dec.pdf](#)
- [!\[\]\(8c5548d81cda50e4e278860b2cb9a70a_img.jpg\) 17621-17623 Marco Island.pdf](#)
- [!\[\]\(968380ddaf0d76ade5d8f4f1e1863930_img.jpg\) 17630-17632 Captiva Island expries 07.19.23.pdf](#)
- [!\[\]\(66c2875dd6880e6275ef3a346ad549a5_img.jpg\) 17630-17632 Captiva Island Flood Information.pdf](#)
- [!\[\]\(2ada657f1fdc0f1bc4a1fdfa02cd2c71_img.jpg\) 17631-17633 Captiva Island Ln .pdf](#)
- [!\[\]\(76f4e6395be77cbccf207fb6a912d80b_img.jpg\) 17631-17633 Captiva Island Policy Dec.pdf](#)
- [!\[\]\(f4f98dd477adfbaaa41172b7a4eb1b6f_img.jpg\) 17631-17633 Marco Island Lane 209-210.pdf](#)
- [!\[\]\(b6e96929eea52c91e9f8575ba0ef04db_img.jpg\) 17631-17633 Marco Island Lane Flood Insurance Information.pdf](#)
- [!\[\]\(43e386126f14977d38517af086ca8272_img.jpg\) 17641-17643 Marco Island Lane Flood Insuraqnce Information.pdf](#)
- [!\[\]\(24770a065ef897ee478ad8281a77157c_img.jpg\) 17641-17643 Marco Island Lne Flood Dec exp 9.27.2023.pdf](#)
- [!\[\]\(2b184a7e5ac47275077002c60f746e93_img.jpg\) 17651 Marco Island Lane #213 Flood policy information.pdf](#)
- [!\[\]\(4f257034d4c8bf0f38c1b25f64531c6d_img.jpg\) 17651 Marco Island Lane 213.pdf](#)
- [!\[\]\(87dea8aae0859a12622bcc9b0f91d405_img.jpg\) 17651-17653 Captiva Island 190-191 Exp 9.22.23.pdf](#)

Please note these are by building, and each building consists of two units.

Thank you,

Demetre Vrynios

Project Coordinator Storm Team

4627 Arnold Avenue, Unit #201

Naples, Florida 34104

720.957.7051

Demetre@EBGContracting.com

www.Eliasbrothersgroup.com



ELIAS BROTHERS
GROUP

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs

*to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, February 23, 2023 2:16 PM
To: Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; Roni Elias
Cc: Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO; The Durbins
Subject: Fwd: Joe and Connie, at 17641 Captiva

Gentlemen and Ms. Sloan, please see Jennifer's comments below.

As you can see, owners are starting to become impatient and we are hearing it from them. We had the call regarding the finish schedule for 17601 Captiva. We were hopeful to be able to provide all owners with build-out schedules when each unit reached a point where they could be developed. I believe that would have helped ease Joe and Connie's concerns and maybe avoided them from finishing reconstruction on their own.

When Joe B approached me last week and told me he was considering doing this, I told him the process was taking longer because of the process with Doug and that we were hopeful we'd reach agreements soon. Once that happened I assured him it move a lot quicker.

I'm not sure how we work through this since you've already done some extensive work. As discussed during the call Jim and I will talk with Joe & Connie and let you know his feedback. If they still want to finish on their own we will have to work out how to process what work you did.

Rick

----- Forwarded message -----

From: Jennifer Darrow <jennifer@pegasuscam.com>
Date: Thu, Feb 23, 2023 at 4:28 AM
Subject: RE: Joe and Connie, at 17641 Captiva
To: Edward Walendy <edwardwalendy65@gmail.com>
CC: Rick Roudebush <rrroudebush@gmail.com>, Danilo Fior <danilofior47@gmail.com>

Attached is the ARC. Please print it out for Joe. Joe called me twice, the first time I explained the process and the second time he called was to have the ARC sent to Danny. People can be in their homes without the project being 100% complete. This hurricane has been exhausting for everyone. Homeowners have to have reasonable expectations for a project timeline. Some finishes are going to take longer. I am seeing an uptick in homeowners stomping their feet and making demands because "it is taking too long." Recovery is going to take a year or more.

Jennifer Darrow, CAM
8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
(239)454-8568 Ext.1314
Fax (239)454-5191
jennifer@pegasuscam.com

The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

ELIAS - #00841

-----Original Message-----

From: Edward Walendy <edwardwalendy65@gmail.com>
Sent: Wednesday, February 22, 2023 8:30 PM
To: Jennifer Darrow <jennifer@pegasuscam.com>
Cc: Rick Roudebush <rrroudebush@gmail.com>
Subject: Joe and Connie, at 17641 Captiva

Hello Jennifer. Another day, another issue. The Barkers are about 70% done with reconstruction but work has come to a halt for the past 2 weeks. They have wood trim and interior doors, painting, finished flooring in some rooms and kitchen counter tops because ServPro broke the original. They have a fabricator set up for the counter tops, a flooring store ready to put in flooring and a licensed carpenter willing to do his painting and trim work. He has talked to someone at Elias trying to get an idea of timing if Elias were to do this work and their answer was "we have to get other units caught up to you before we can give you a time for these finishes". Joe said to me that he doesn't need Elias and he will finish it himself. I told Joe he was responsible for all of the cost Elias has incurred today's, including any permits or administrative costs that Elias wants to add for bailing out of the contract. He said that is fine, he just wants to get back in his home! He also said he called you twice to get the "self-contractor" paperwork sent to him, but he has not received it yet. I told him I would get the forms sent to me (since he doesn't have a printer). Therefore, please email me the form. I will print and give to the Barkers. Rick will have to deal with Roni and Rami to get the charges to date form Elias. Rick, if you have a problem with this please give me a call. I know it won't be well received by Elias but Joe and Connie are mostly done and they don't deserve to wait for other units to catch up.
Thank you both,
Ed

Sent from my iPhone

----- Forwarded message -----

From: **Edward Walendy** <edwardwalendy65@gmail.com>
Date: Wed, Feb 22, 2023 at 8:30 PM
Subject: Joe and Connie, at 17641 Captiva
To: Jennifer Darrow <jennifer@pegasuscam.com>
CC: Rick Roudebush <rrroudebush@gmail.com>

Hello Jennifer. Another day, another issue. The Barkers are about 70% done with reconstruction but work has come to a halt for the past 2 weeks. They have wood trim and interior doors, painting, finished flooring in some rooms and kitchen counter tops because ServPro broke the original. They have a fabricator set up for the counter tops, a flooring store ready to put in flooring and a licensed carpenter willing to do his painting and trim work. He has talked to someone at Elias trying to get an idea of timing if Elias were to do this work and their answer was "we have to get other units caught up to you before we can give you a time for these finishes". Joe said to me that he doesn't need Elias and he will finish it himself. I told Joe he was responsible for all of the cost Elias has incurred today's, including any permits or administrative costs that Elias wants to add for bailing out of the contract. He said that is fine, he just wants to get back in his home! He also said he called you twice to get the "self-contractor" paperwork sent to him, but he has not received it yet. I told him I would get the forms sent to me (since he doesn't have a printer). Therefore, please email me the form. I will print and give to the Barkers. Rick will have to deal with Roni and Rami to get the charges to date form Elias. Rick, if you have a problem with this please give me a call. I know it won't be well received by Elias but Joe and Connie are mostly done and they don't deserve to wait for other units to catch up.
Thank you both,
Ed

ELIAS - #00842

Sent from my iPhone



Lee County

Community Development

Notice of Rejection or Denial

Record / Case #: RES2023-00396

Date: 02/23/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR I **Email:** permitting@elias-brothers.com
Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: BARKER JOSEPH H TR

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS

Address: 17641 CAPTIVA ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL FROM HURRICANE REPAIRS 2,160 SQFT

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an _11_ flood zone with a 1 foot required freeboard of _12_. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 146,871 which would allow \$ 73,435 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 99,780 , this application would exceed 50%.

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to _11_ N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet _12_ (includes freeboard), garage must meet _11_, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1 , V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01228

How to Resubmit

Please provide a **cover letter** showing where each item can be found. The **original file name** is required for all resubmittals and should be made by the originator of the document. Please note that .pdf, .tiff and .jpg file types are now the only file types accepted. The file name cannot be changed. This is required for proper versioning and processing of the file in our system. Log in to your eConnect account (<https://acelaaca.leegov.com>) and upload the corrected files in the Attachment section of the record. For additional information concerning our new eConnect site, please refer to the eServices User Guide, which is available on our website at www.leegov.com/dcd/eserv.

Press and Hold the Ctrl key on your keyboard, then click this link to log into Lee County ePlan
<https://acelaaca.leegov.com/aca/urlrouting.ashx?type=1000&Module=Permitting&ALTID=RES2023-00396>



Notice of Rejection or Denial

Record / Case #: RES2023-00398

Date: 02/23/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR I **Email:** permitting@elias-brothers.com

Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: BREEN MICHELLE +

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS

Address: 17642 CAPTIVA ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL FROM HURRICANE REPAIRS 2,160 SQFT

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an _11_ flood zone with a 1 foot required freeboard of _12_. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 144,614 which would allow \$ 72,307 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 86,160 , this application would exceed 50%.

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to _11_ N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet _12_ (includes freeboard), garage must meet _11_, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1 , V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01230

How to Resubmit

Please provide a **cover letter** showing where each item can be found. The **original file name** is required for all resubmittals and should be made by the originator of the document. Please note that .pdf, .tiff and .jpg file types are now the only file types accepted. The file name cannot be changed. This is required for proper versioning and processing of the file in our system. Log in to your eConnect account (<https://accelaaca.leegov.com>) and upload the corrected files in the Attachment section of the record. For additional information concerning our new eConnect site, please refer to the eServices User Guide, which is available on our website at www.leegov.com/dcd/eserv.

Press and Hold the Ctrl key on your keyboard, then click this link to log into Lee County ePlan
<https://accelaaca.leegov.com/aca/urlrouting.ashx?type=1000&Module=Permitting&ALTID=RES2023-00398>



Notice of Rejection or Denial

Record / Case #: RES2023-00399

Date: 02/23/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR I **Email:** permitting@elias-brothers.com

Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: CALCAGNO JOSEPH R & ANDREA

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS

Address: 17643 CAPTIVA ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL FROM HURRICANE REPAIRS 2,160 SQFT

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an _11_ flood zone with a 1 foot required freeboard of _12_. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 143,832 which would allow \$ 71,916 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 99,780 , this application would exceed 50%.

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to _11_ N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet _12_ (includes freeboard), garage must meet _11_, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1 , V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01232

How to Resubmit

Please provide a **cover letter** showing where each item can be found. The **original file name** is required for all resubmittals and should be made by the originator of the document. Please note that .pdf, .tiff and .jpg file types are now the only file types accepted. The file name cannot be changed. This is required for proper versioning and processing of the file in our system. Log in to your eConnect account (<https://accelaaca.leegov.com>) and upload the corrected files in the Attachment section of the record. For additional information concerning our new eConnect site, please refer to the eServices User Guide, which is available on our website at www.leegov.com/dcd/eserv.

Press and Hold the Ctrl key on your keyboard, then click this link to log into Lee County ePlan
<https://accelaaca.leegov.com/aca/urfrouting.ashx?type=1000&Module=Permitting&ALTID=RES2023-00399>



Lee County
**Community
Development**

Notice of Rejection or Denial

Record / Case #: RES2023-00688

Date: 02/21/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR | **Email:** permitting@elias-brothers.com
Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: CASTRO TRUST

Project Name: Hurricane Damage - DRYWALL REPAIRS

Address: 17623 MARCO ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL DUE TO HURRICANE DAMAGE

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an 11 flood zone with a 1 foot required freeboard of 12. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 143,258 which would allow \$ 71,629 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 99,780, this application would exceed 50%. (1663 SF X \$60 = \$99,780.00)

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to 11 N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet 12 (includes freeboard), garage must meet 11, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1, V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01234

How to Resubmit

Please provide a **cover letter** showing where each item can be found. The **original file name** is required for all resubmittals and should be made by the originator of the document. Please note that .pdf, .tiff and .jpg file types are now the only file types accepted. The file name cannot be changed. This is required for proper versioning and processing of the file in our system. Log in to your eConnect account (<https://accelaaca.lee.gov.com>) and upload the corrected files in the Attachment section of the record. For additional information concerning our new eConnect site, please refer to the eServices User Guide, which is available on our website at www.lee.gov.com/dcd/eserv.

Press and Hold the Ctrl key on your keyboard, then click this link to log into Lee County ePlan
<https://accelaaca.lee.gov.com/aca/urlrouting.ashx?type=1000&Module=Permitting&ALTID=RES2023-00688>

Renee Sloan

From: Renee Sloan
Sent: Friday, February 24, 2023 2:52 PM
To: Robyn Alice; Joe DiRienzi Sr.
Cc: Rami Yitzhak; Brandon Leonard
Subject: RE: Lee County Permits
Attachments: Island Park scanned rejection letters from county 2.23.23.pdf

Hey Robyn,

I scanned over what you put in Joes box, although it looks like there are only (4) permits not (6). In the scan you can see there are a few that were duplicate permits, unless they are for different unit numbers?? The permit number was the same that is why I thought they were duplicated? Let me know if there were any more.

17641 captiva
17642 captiva
17643 captiva
17623 Marco

Is what I am showing on this

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: Robyn Alice <robyn.alice@elias-brothers.com>
Sent: Thursday, February 23, 2023 1:24 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Lee County Permits

Good afternoon Joe,

As you suspected, Lee County has kicked back (Rejected/Denied) 6 more permits today. Please let me know if you would like those emails forward to you or I can scan and email?

If you have any questions, please do not hesitate to contact me. Thank you and have a wonderful day.

Sincerely,

Robyn Alice



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-280-5242

Office: 239-643-1624 ext. 2026

robyn.alice@elias-brothers.com

www.eliasbrothersgroup.com

Renee Sloan

Subject: Meeting -Jennifer at Pegasus Office - Island Park unit 17631 Captiva
Location: Pegasus Property Management (8840 Terrene Ct #102, Bonita Springs, FL 34135)

Start: Thu 2/23/2023 3:00 PM
End: Thu 2/23/2023 4:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Renee Sloan
Required Attendees: Jennifer Darrow; Joe DiRienzi Sr.
Optional Attendees: Renee Sloan

Meeting in the conference room at Pegasus Office regarding unit 17631 Captiva Island Lane.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 595 211 552

Passcode: eLmrWa

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

Renee Sloan

Subject: Conference call Re: time line on 17601 Captiva Island - EBG Joe DiRienzi Sr & Jim Cillo / Rick Roudebush
Location: Microsoft Teams Meeting; - conference call
Start: Thu 2/23/2023 1:30 PM
End: Thu 2/23/2023 2:30 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Renee Sloan
Required Attendees: James Cillo; Rick Roudebush; Joe DiRienzi Sr.; Elio Pla; Joe DiRienzi Jr.

Jim and Rick,

We moved this to Thursday as Joe has a site visit on Sanibel most of the day Wednesday. We should have the time line over to you sometime on Wednesday or early Thursday morning before this conference call.

Please join the RingCentral conference.

The Conference will **start at 1:30 pm on Thursday 2/23/23**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 286 666 826 348

Passcode: epaHnL

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

Island Park 5.2

Updated 2.24.23

Captiva Island Ln.															
Unit #	Priority #	Plumbing completed		Needs re-pipe 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	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 re-pipe 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 re-pipe 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 with Jim Cillo and he was provided a timeline for his house through completion.

E-MAILED
2/24/23

Renee Sloan

From: Joe DiRienzi Jr.
Sent: Friday, February 24, 2023 11:52 AM
To: Renee Sloan; Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Roni Elias; Roni Elias; Rami Yitzhak; norm riess; Jennifer Darrow; Brandon Leonard
Subject: RE: Island Park weekly update log
Attachments: 2.24.23 - Island Park Phase 1 - weekly Update copy.pdf

Please see the attached Island Park update for review, have a great weekend!

JOE DIRIENZI JR.

GENERAL CONTRACTING DIVISION

GENERAL SUPERINTENDANT

4627 Arnold Ave, Suite 201

Naples, FL 34104

Mobile : 239-272-7393

Office : 239-643-1624 Ext. 2005

joe.dirienzi.jr@elias-brothers.com

www.eliasbrothersgroup.com



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From: Renee Sloan <renee.sloan@elias-brothers.com>

Sent: Friday, February 17, 2023 10:42 AM

To: Rick Roudebush <rroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danilofior47@gmail.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; norm riess <normriess@yahoo.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>

Subject: Island Park weekly update log

Please see the attached Island Park update for review at our 11:00 meeting today.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
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Island Park 5.2

Updated 2.24.23

Captiva Island Ln.															
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EBG had a phone conference yesterday with Jim Cillo and he was provided a timeline for his house through completion.

17601 -

Xactimate Reports Review - 2/28/23

Rick Doug Jennifer Ed dublas. Pam
Joe Se., Roni - Rene, Jim Cilio -

~~Adm~~ - - Adjustments in a nest shell

Joe Ja: - Removed the Cleanly set
Increased # on Insulation
Vapor Bar of Craw Space - let in -
its a spray under
Slides - inspected - Do not need
new - need to pull & clean -
re installed -

Sub floor - None to be in his Unit.
pulled Sub floor out
inserted Sub floor for the spec Ply wood.
Original Sub floor not removed

Joe to find ^{Revised.} ~~Revised~~ Example to
Doug -

Set new call for 5:30 on Wednesday
to review 3/1/23

Joe (?) - Counter tops gone on toilets
gone or pictures

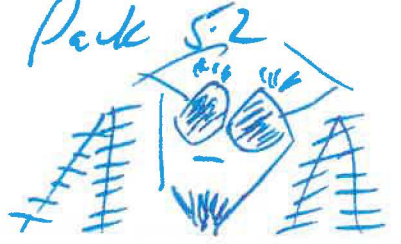
They would need "statement" from the
remediation company as to why things
were removed. or why (heavy glue)

8100 SF = Current Peel.

* 60 SF in Swatch cover

2 of 2

5:30- Conf Call - Island Park 5:2
RE: Xacmte. Review.



Upper Cabinets - - Will not cover
Under No ~~Permit~~ Exception (N.Way)

Ed: So Far

(4) Counter top - broken - Granite.
he is submitting letter for Compensation
of the top -

- Doug - - Laminet - ^{Doug says} yes pay for

Joan to!
- Re inspect Jim's Call: Countertops.

Roni: Asking Doug re: Permitting, if
Permitting is covered -
- No it is NOT covered

5:30 - Set Tommas -
Doug. Malone -



Date: February 27, 2023

Re: Island Park 5.2 Conference call meeting – (County Rejection letter review)

Attendance: Roni Elias, Rami Yitzhak, Joe DiRienzi Sr., Doug Malone, Danilo Fior, Ed Walendy,
& Rick Roudebush

Tentative Schedule:

Review of county rejection letters.

Minutes as follows:

- Job progress may be delayed due to the notice of rejection received by Lee County for permits. We expect more rejections from the other permits submitted.
- Rick to provide current appraisal.
- EBG needs to resubmit the rejected permit applications with total scope of work and all other required documents noted on the rejection letter.
- A change order for the permit re-application process will be submitted by EBG as these additional requirements by the county is out of the normal and time consuming. Per Doug Malone, the insurance adjustor, this cost will not be covered by the insurance. Therefore, this cost will be the Island Park HOA responsibility.

Renee Sloan.



Renee R Sloan

Date: February 27, 2023

Re: Island Park 5.2 Conference call meeting – (County Rejection letter review)

Attendance: Roni Elias, Rami Yitzhak, Joe DiRienzi Sr., Danilo Fior, Ed Walendy, & Rick Roudebush

Tentative Schedule:

Review of county rejection letters.

Minutes as follows:

- Job progress may be delayed due ^{to} notice of rejection received by the county for 7 permits. We expect more rejections to the other applied permits
- Rick to provide current appraisals
- EBG needs to resubmit the rejected permit applications with total scope of work and all other required documents noted on the rejection letter.
- ~~EBG will need to work with the insurance adjuster to resolve how EBG will be paid for the additional permitting process.~~
- ~~Suggestion of resubmitting permit limiting the scope of work.~~

Renee Sloan

 ELIAS BROTHERS GROUPSM

Renee R Sloan

- A change order for this permit re-application process will be submitted by EB as this additional requirements by the county is out of the norm and time consuming. Per Doug, the insurance adjuster, this cost will not be covered by the insurance. Therefore, this cost will be the Island Park HOA's responsibility



Date: February 27, 2023

Re: Island Park 5.2 Conference call meeting – (County Rejection letter review)

Attendance: Roni Elias, Rami Yitzhak, Joe DiRienzi Sr., Danilo Fior, Ed Walendy, & Rick Roudebush

Tentative Schedule:

Review of county rejection letters.

Minutes as follows:

- Rick to provide current appraisal.
- EBG needs to resubmit the rejected permit applications with total scope of work and all other required documents noted on the rejection letter.
- EBG will need to work with the insurance adjustor to resolve how EBG will be paid for the additional permitting process.
- Suggestion of resubmitting permit limiting the scope of work.

Renee Sloan.



Renee R Sloan

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charlesangelsplumbing@gmail
 .com

Invoice 13968



BILL TO
 Island Park Village

DATE
 02/24/2023

PLEASE PAY
 \$6,085.00

DUE DATE
 03/26/2023

DESCRIPTION	QTY	RATE	AMOUNT
(Re-pipe)			
This invoice is for work completed at 17602 Captiva Island Lane Fort Myers, FL 33908. Work completed on January 12th, 2023. - Attempted to pressurize the water lines for the unit, but found that several of the shut off valves were not working and that there were several water line breaks under the home caused by storm damage and debris. - Removed the polybutylene water lines. - Capped the drain lines in the kitchen and two bathrooms. - Installed new water lines from the main shut off valve to the water heater, washing machine box, laundry sink, guest bathroom sink, toilet, tub and shower valve, master, bathroom, double sinks, shower, valve, and toilet. - In the master bathroom, replaced the shower valve with a new Moen posi-temp shower valve. Replaced the broken shower drain with a new shower drain and flange. - In the kitchen ran a new 3/8 icemaker waterline. - In the laundry room replaced the washing machine box, shut off valves, and air-hammer arrestors. - In the garage drained and removed the 40 gallon water heater that had been flooded by storm water. Installed a new Rudd 40 gallon lowboy heater with a 24 x 24 heater pan. Installed a new shut off valve on the cold water line for the heater. - Outside removed the main shut off valve that was not working and installed a new ball valve main shut off valve with a new half inch hose bib. - In the guest bathroom, replaced the tub and shower valve with a new Moen posi temp shower valve.			
Labor for three Technicians	8	450.00	3,600.00
Materials	1	1,490.00	1,490.00
Moen posi-temp shower valve.	2	115.00	230.00

We greatly appreciate you for using
 our services and allowing our business to grow.


Best wishes,
 Charlie's Angels Plumbing

ELIAS - #00956

DESCRIPTION	QTY	RATE	AMOUNT
40 gallon Rudd water heater (electric)	1	765.00	765.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE \$6,085.00

THANK YOU
 OK
 JDSR
 2/27/23
 EBC
 Final


We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

ELIAS - #00957

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charliesangelsplumbing@gmail.com
 .com



Invoice 13969

BILL TO
 Island Park Village

DATE
 02/24/2023

PLEASE PAY
 \$3,717.00

DUE DATE
 03/26/2023

DESCRIPTION	QTY	RATE	AMOUNT
This invoice is for work completed at 17620 Captiva Island Lane Fort Myers, FL 33908. Work completed on January 13th, 2023. - Capped off the water and drain lines for the kitchen, master bathroom, and guest bathroom. - Tested to make sure the water lines were holding and that there were no leaks. Labor for two Technicians			
	3	300.00	900.00
Materials	1	120.00	120.00
Work completed on February 1st, 2023. - Repaired the water line breaks underneath the house. Installed a new 40 gallon lowboy Rudd hot water heater. - Pressurized the water lines and tested for leaks. - In the master bathroom replaced the broken shower flange. Also replaced the Roman tub drain that was broken underneath the house. - In the kitchen, replaced the kitchen drain that was broken inside the wall. Labor for two Technicians			
	5	300.00	1,500.00
Materials	1	432.00	432.00
40 gallon Rudd water heater (electric)	1	765.00	765.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE

\$3,717.00

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

ELIAS - #00959

THANK YOU
 OK
 JDSR
 2/27/23
 Elias
 EBC

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charliesangelsplumbing@gmail.com



Invoice 13963

BILL TO
 Island Park Village

DATE
 02/24/2023

PLEASE PAY
 \$4,535.00

DUE DATE
 03/26/2023

DESCRIPTION

(Re-Pipe)

QTY RATE AMOUNT

This invoice is for work completed at 17600 Captiva Island Ln, Fort Myers, FL 33908.

Work completed on January 10th, 2023.

- Attempted to pressurize the water lines for the unit, but found that several of the shut off valves were not working and that there were several water line breaks under the home caused by storm damage and debris.

- Removed the polybutylene water lines.
 - Capped the drain lines in the kitchen and two bathrooms.

Labor for one Technician

1 150.00 150.00

Materials

1 120.00 120.00

*Joe,
 need a cp.*

Work completed on January 13th, 2023.

- Starting at the main shut off valve, we installed new pex water lines for the plumbing fixtures in the kitchen, master bathroom, guest bathroom, water heater, and laundry room. Stubbed out water lines so that drywall can be installed.

- Removed the existing 40 gallon water heater that has been flooded by storm water and installed a new 40 gallon Bradford White water heater with a new heater pan and heater drain.

Labor for two Technicians

7 300.00 2,100.00

Materials

1 1,400.00 1,400.00

40 gallon Bradford White water heater (electric)

1 765.00 765.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE

*OK Joe
 starts \$4,535.00
 Find
 EOL*
 THANK YOU

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

ELIAS - #00965

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charlesangelsplumbing@gmail
 .com

Invoice 13965



BILL TO

Island Park Village

DATE
02/24/2023

PLEASE PAY
\$6,415.00

DUE DATE
03/26/2023

DESCRIPTION

Re-pipe

QTY

RATE

AMOUNT

This invoice is for work completed at 17601 Marco Island Lane, Fort Myers, FL 33908.

Work completed on January 19th, 2023.

- Attempted to pressurize the water lines for the unit, but found that several of the shut off valves were not working and that there were several water line breaks under the home caused by storm damage and debris.
- Removed the polybutylene water lines.
- Capped the drain lines in the kitchen and two bathrooms.
- Started installing new water lines under the house.

Labor for two Technicians

5 300.00 1,500.00

Materials

1 120.00 120.00

Work completed on January 23rd, 2023.

- Finished installing new water lines from the main shut off valve to the water heater, washing machine box, laundry sink, guest bathroom sink, toilet, shower valve, master, bathroom, sink, shower valve, and toilet.
- Installed new Moen posi-temp shower valves in the guest and master bathrooms.
- In the kitchen ran a new 3/8 icemaker waterline.
- In the laundry room replaced the washing machine box, shut off valves, and air-hammer arrestors.
- In the garage drained and removed the 40 gallon water heater that had been flooded by storm water. Installed a new Rudd 40 gallon lowboy heater with a 24 x 24 heater pan. Installed a new shut off valve on the cold water line for the heater.

Labor for two Technicians

8 300.00 2,400.00

Materials

1 1,400.00 1,400.00

Moen posi-temp shower valve.

2 115.00 230.00

40 gallon Bradford White water heater (electric)

1 765.00 765.00

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

\$6,415
6/15

ELIAS - #00966

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charlesangelsplumbing@gmail
 .com

Invoice 13966



BILL TO
 Island Park Village

DATE
 02/24/2023

PLEASE PAY
\$1,590.00

DUE DATE
 03/26/2023

DESCRIPTION	QTY	RATE	AMOUNT
This invoice is for work completed at 17611 Captiva Island Ln, Fort Myers, FL 33908. Work completed on January 16th, 2023. - In the master bathroom: pushed the existing hot and cold water lines down through the floor, then re-ran the existing hot and cold water lines for the sink back into the wall. Stubbed out the hot and cold water lines for the sink and the toilet. - In the guest bathroom: stubbed out hot and cold water lines for sink and the toilet. Water lines for this unit is pex and stub outs are pex to copper 6" adapters.			
Labor for two Technicians	4	300.00	1,200.00
Materials	1	125.00	125.00
Work completed on January 19th, 2023. - In the kitchen, I removed the existing ice maker box and installed new ice maker box, shut off valves and air-hammer arrestors to bring up to code.			
Labor for one Technician	1	150.00	150.00
Materials	1	115.00	115.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE **\$1,590.00**

THANK YOU
J. OSA
 2/24/23
 Island Park
 LLC

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

ELIAS - #00967

Charlie's Angels Plumbing LLC
739 Hadley PL W
Naples, FL 34104
(239) 434-7586
charlesangelsplumbing@gmail
.com



Invoice 13967

BILL TO
Island Park Village

DATE
02/24/2023

PLEASE PAY
\$170.00

DUE DATE
03/26/2023

DESCRIPTION	QTY	RATE	AMOUNT
This invoice is for work completed at 17641 Marco Island Ln, Fort Myers, FL 33908. Work completed on January 16th, 2023. - In the guest bathroom adjusted and capped off the water lines for the faucet.			
Labor for one Technician	1	150.00	150.00
Materials	1	20.00	20.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE

\$170.00

THANK YOU

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
Charlie's Angels Plumbing

ELIAS - #00969

Renee Sloan

From: Kelly Roudebush <mrsroudy88@gmail.com>
Sent: Monday, February 27, 2023 4:47 PM
To: Sharon Everett
Cc: Joe DiRienzi Sr.; Robyn Alice; Renee Sloan; Joe DiRienzi Jr.
Subject: Re: Kitchen and Guest Bath First Draft
Attachments: SKM_C36823022717150.pdf; SKM_C36823022717090.pdf

Some people who received this message don't often get email from mrsroudy88@gmail.com. [Learn why this is important](#)

The guest bath is fine but that's not the floor plan of my kitchen and also the only thing being done in kitchen is flooring and paint. The other drawing I need is master bath.

Sent from my iPad

On Feb 27, 2023, at 4:39 PM, Sharon Everett <sharon.everett@elias-brothers.com> wrote:

Ms. Roudebush,

I apologize for the inconvenience. Attached is a copy of your kitchen and guest bath first draft. Please review and let me know what changes are needed.

Thanking you in advance,

Sharon Everett



ELIAS BROTHERS GRC

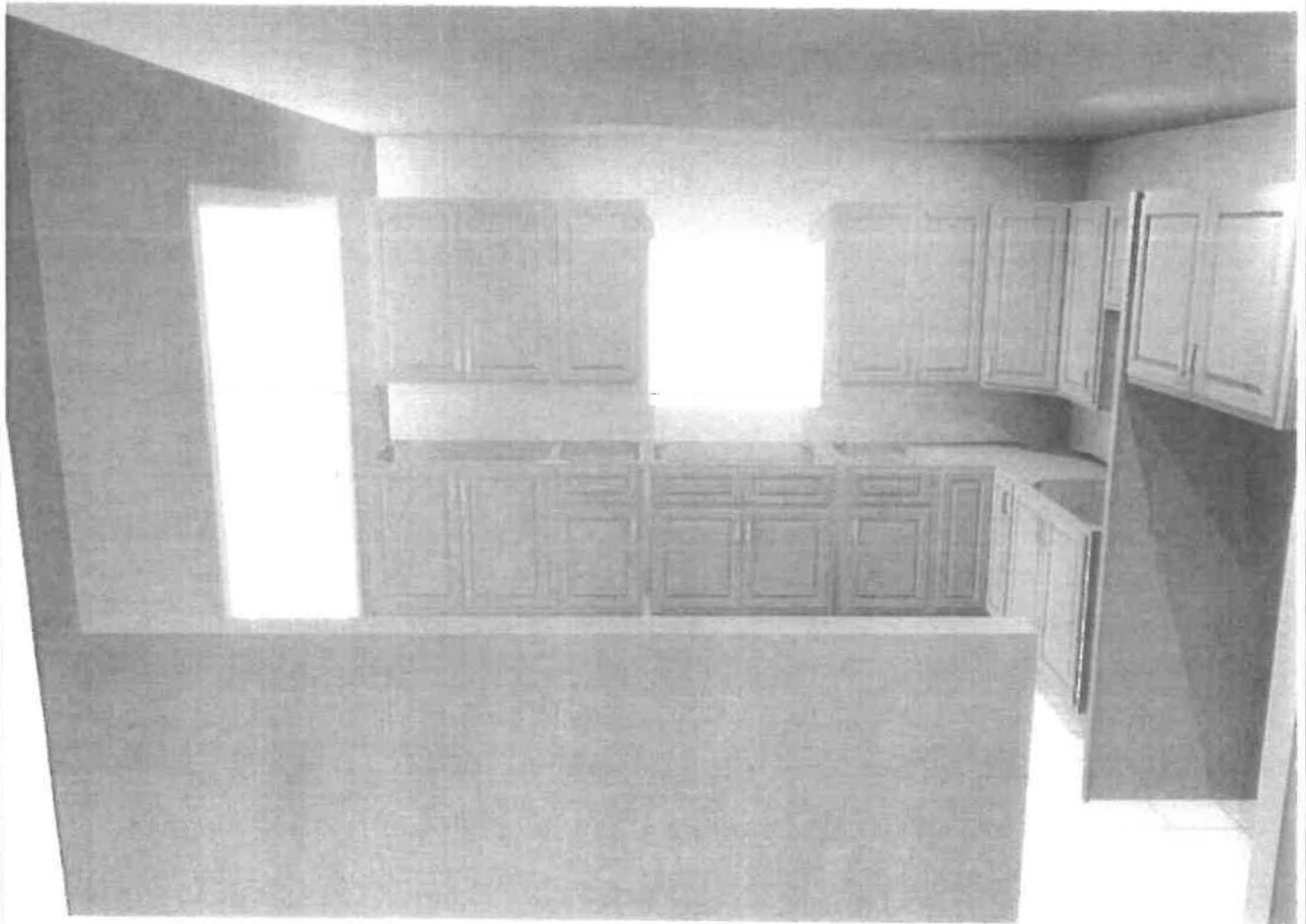
4627 Arnold Avenue, Suite 201
Naples, FL 34104
Office: 239-610-3050 ext. 2017
sharon.everett@elias-brothers.com
www.eliasbrothersgroup.com



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 2/21/2023
Printed: 2/21/2023

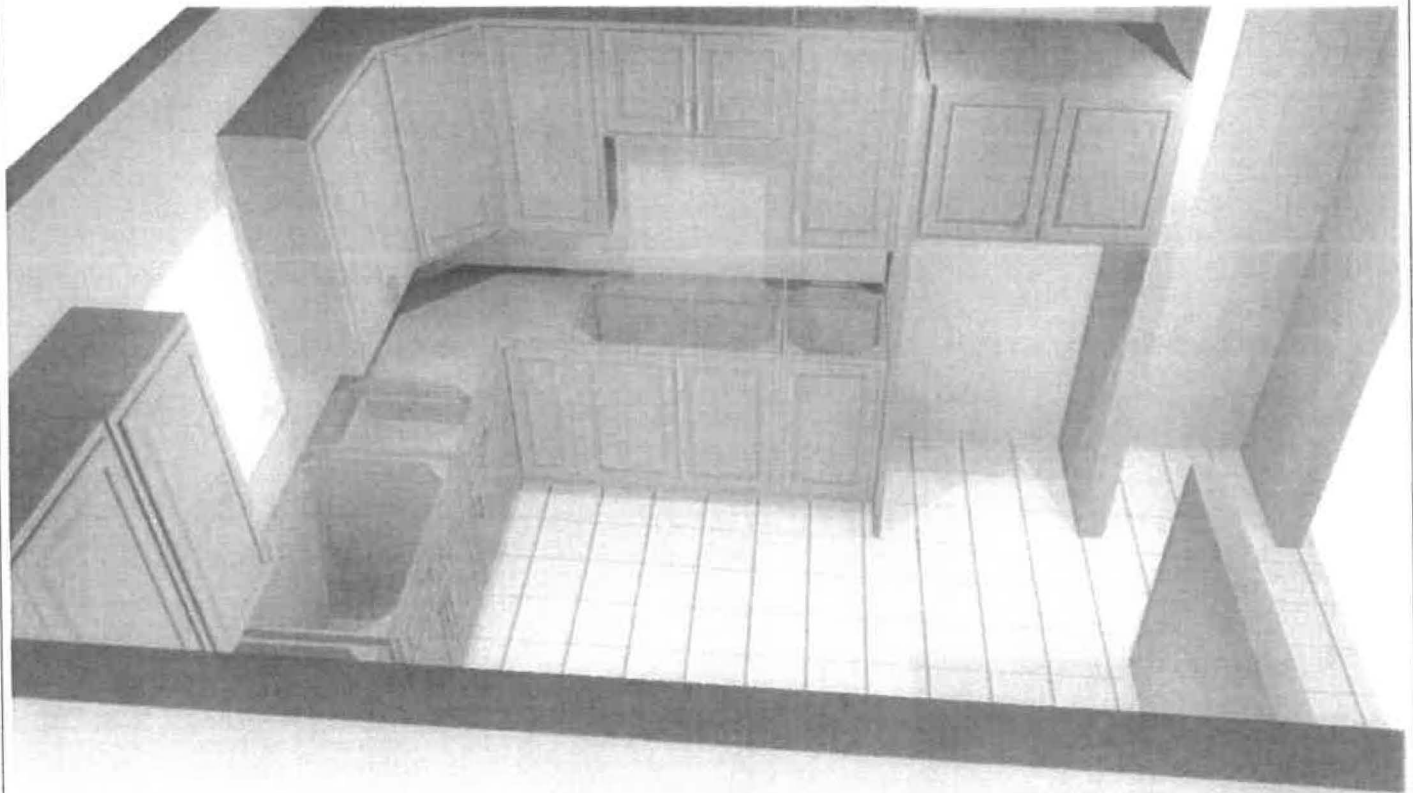
EDIA#00844
2020



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 2/27/2023
Printed: 2/27/2023

PLI20 #00845



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 2/27/2023
Printed: 2/27/2023

ELIAS #00846

Island Park - Rejection letter
Conference call 2/27/23

Danny Fior
Roni
Rami
Joe
Rick - (No Jennifer)

Roni - 50% Rule - We may need
to re submit -
re submit or need appraisal.

Joe - needing to find total scope of
work.

Rick - Oct 31st - Was ~~using~~ APP
LIS ^{this} 15+

1. 4 rejects 16 in review

<u>Rick:</u>		<u>Roni</u>
1. you work for us -		- How will this get paid
2. send ^{new} Appraisal		

Renee Sloan

Subject: Island Park - walk units for Estimates
Location: Captiva Island Ln (Captiva Island Ln, Fort Myers, Florida 33908)
Start: Mon 2/27/2023 11:30 AM
End: Mon 2/27/2023 4:00 PM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Renee Sloan
Required Attendees: Joe DiRienzi Sr.; Joe DiRienzi Jr.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 253 044 141 53

Passcode: YHuYzx

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[Learn More](#) | [Meeting options](#)

Renee Sloan

Subject: Meet Will Vespe at his house
Location: 17651 Marco Island Ln, Fort Myers, Florida 33908, United States

Start: Mon 2/27/2023 1:30 PM
End: Mon 2/27/2023 3:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Joe DiRienzi Jr.
Required Attendees: Joe DiRienzi Sr.; Elio Pla

Microsoft Teams meeting

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[Click here to join the meeting](#)

Meeting ID: 216 148 642 44

Passcode: Paygks

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[Learn More](#) | [Meeting options](#)

Renee Sloan

Subject: Island Park - conference call - Review of rejection letter from county
Location: Microsoft Teams Meeting

Start: Mon 2/27/2023 5:30 PM
End: Mon 2/27/2023 6:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Renee Sloan
Required Attendees: Jennifer Darrow; Roni Elias; Joe DiRienzi Sr.; Danilo Fior; ROSS BIONDO; The Durbins; Edward Walendy; Rick Roudebush; Rami Yitzhak

Please join the RingCentral conference.

The Conference will **start at 5:30 pm EST on Monday February 27th 2023**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 217 387 342 383

Passcode: hVYop9

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Renee Sloan

Subject: Conference Call - Island Park - Doug Malone - Elias Brother Group
Location: conference call

Start: Tue 2/28/2023 5:30 PM
End: Tue 2/28/2023 6:30 PM

Recurrence: (none) \

Meeting Status: Accepted

Organizer: Renee Sloan
Required Attendees: Roni Elias; Roni Elias; Rami Yitzhak; Doug Malone; Joe DiRienzi Sr.; Rick Roudebush; Jennifer Darrow; Edward Walendy
Optional Attendees: Stacey Arendt

This has been moved to 5:30 –

Please join the RingCentral conference.

The Conference will **start at 5:30 pm EST on Tuesday February 28th 2023**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>
Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Microsoft Teams meeting

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[Click here to join the meeting](#)

Meeting ID: 239 319 071 042

Passcode: 9BCD3u

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Renee Sloan

From: Joe DiRienzi Sr.
Sent: Tuesday, February 28, 2023 1:33 PM
To: Rick Roudebush; Rami Yitzhak
Cc: Renee Sloan; Roni Elias; Roni Elias; Stacey Arendt; Jennifer; Joe DiRienzi Jr.; Sharon Everett
Subject: RE: Conference Call - Island Park - Doug Malone - Elias Brother Group

Rick,

You will notice please I dropped Doug off this email thread.

17641 Captiva Barker residence has just advised Sharon our design rep today that they are pulling out to finishing their home and will be going with another contractor. We already took the house through electrical hot check repairs, plumbing repairs, interior insulation, and drywall hung and finished (ALL OF PHASE 1 as discussed and agreed all homes go through phase 1 only 17601 Captiva goes thru completion of Phase 2).

Strangely the Barkers are telling Sharon (our design rep. who has been scheduling meeting the owners for phase 2 options) that they are going to contact the association for another contractor recommendation from them to finish their home for them faster than EBC as they have been waiting now for 5 months and have grown impatient.

With that said, I would like to point out a few things on our behalf;

1. How does this owner equate 5 months waiting to the reality that EBC didn't even show up to the project and mobilize on it until 1/16/23 which is just 7 weeks ago?
2. EBC mobilized Island Park on 1/16/23 and have since accomplished electric repair, plumbing repairs in 18 of 20 homes, insulation and drywalled and textured about 10 of 20 homes, and are about to complete 95-98% of phase 2 on 1 of 20 of the homes (as discussed and agreed to do) with that home being able to be occupied by 3/10/23 with exception of only the kitchen cabinets and tops.
**NOTE: 17601 Captiva was physically started 1/19/23 and will be 95-98% completed by 3/10/23 which I would like to point out is only 37 work days.*
3. This situation is a prime example of what we have brought up previously, that EBC is participating patiently and working hard in the insurance process with the HOA (which we all can agree has been very slow) and owners are getting frustrated blaming EBC and or the HOA for not getting their homes done fast enough for them.
4. I would like to also point out that these owners that intend to pull out seem to be ok with getting another contractor to finish what EBC has started which indicates they intend to pay out of pocket to another contractor. All while we/EBC are the contractor that has mobilized onsite and that we could easily finish each of these homes fairly quickly if not faster than any other contractors that these owners are seeking had the insurance processes not been hindering our ability to proceed.
5. This creates an extended concern when our permit is acquired soon. 2 permits cannot be pulled on a home for the same work at the same time by two different contractors and our permit will most definitely not permit anyone else to work under our permits.

I am sure we can discuss this further in detail.

Respectfully,

Joe DiRienzi Sr.
Restoration Division
Manager/Estimator
Elias Brothers Group

ELIAS - #00847

4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, February 28, 2023 10:58 AM
To: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: Doug Malone <doug.malone@fgclaims.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>
Subject: Re: Conference Call - Island Park - Doug Malone - Elias Brother Group

5:30PM is better for me than 4PM.
Thank you.

On Tue, Feb 28, 2023 at 10:49 AM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:

Roni, Joe and myself are okay with today at 5:30-6:30 if that works with the others.

Please advise.

Rami Yitzhak

Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104

ELIAS - #00848

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

www.eliasbrothersgroup.com

From: Doug Malone <doug.malone@fgclaims.com>

Sent: Monday, February 27, 2023 9:32 PM

To: Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rick Roudebush <rrroudebush@gmail.com>

Cc: Stacey Arendt <stacey@ebgcontracting.com>

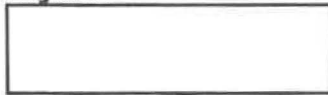
Subject: Re: Conference Call - Island Park - Doug Malone - Elias Brother Group

Hi, I will not be able to get on the call. The best time for me this week will be late 5:30-6:30. This maybe too late for you guys. If so, I will try to carve out some time around lunch later in the week.

Thanks

Thank you,

**Doug Malone
Adjuster**



**(318)290-0611 Phone
(866)400-6702 Fax**

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From: Renee Sloan <renee.sloan@elias-brothers.com>

Sent: Friday, February 24, 2023 8:10:36 AM

To: Roni Elias; Roni Elias; Rami Yitzhak; Doug Malone; Joe DiRienzi Sr.; Rick Roudebush

Cc: Stacey Arendt

Subject: Conference Call - Island Park - Doug Malone - Elias Brother Group

When: Tuesday, February 28, 2023 3:00 PM-4:00 PM.

Where: conference call

ELIAS - #00849

Please join the RingCentral conference.

The Conference will start at 4:00 pm EST on Tuesday February 28th 2023

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, February 28, 2023 8:07 PM
To: Joe DiRienzi Sr.
Cc: Jennifer; Rami Yitzhak; Roni Elias; Renee Sloan; Brandon Leonard; The Durbins; Edward Walendy; Danilo Fior; ROSS BIONDO
Subject: Re: Any recent property appraisals at Island Park are needed asap please.

Joe Sr., there are some questions about owner notification/owner approval to release before we can send this information. Also, I learned today the appraisal we have is for insurance purposes and not real estate values. This may not help resolve the permit denials. Once I have a definitive answer on this, I have them ready to send. As for private appraisals for new owners within the past year, if Jennifer can't help with that, she should be at least able to tell you which units sold within the last year and we can help request copies of them. Thank you for sharing that we will need to obtain signed affidavits from all owners as part of this reapplication process. Not what either of us needed, but thanks for letting us know.
Rick

On Tue, Feb 28, 2023 at 7:49 PM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:

Rick,

I am following up on our conversation this morning. You mentioned sending me a sort of "blacked out" list of homes with recent appraisals/values within the last 12 months at Island Park. If I understood that correctly can you please send that to us as soon as possible? In addition, how do we go about getting the actual copies of any appraisal that owners may have? Would these be requested and provided to us by you/the board or Jennifer?

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

4627 Arnold Ave, Suite 201

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com

ELIAS - #00851



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