



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.
In other words, it is very difficult to assign specific dates and stay to those dates when they will have to move resources around due to different factors
- 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.
Some work has been done on 17601 Captiva but was halted before painting and flooring installation due to lack of permit from Lee County – see note below
- EBG is meeting with the insurance adjuster next Tuesday to discuss the project and the Xactimate's status.
This meeting has been moved to Wednesday due to EBC scheduling conflicts. Ring Central meeting to be set up by EBC.
- Engineer was onsite and has provided some feedback Joe Sr. to provide details. Joe Sr. requested V.2. acting board president (Roudebush) to attempt to find original blue prints of 17633 Captiva and if possible, specifically the manufacturer's blue print design for the rafters of this building. Roudebush indicated if IPV had any blue prints they most likely were stored in the storage room at the clubhouse, which was practically destroyed in the flood. Roudebush will contact the MB president to see if there are blueprints for 17633 Captiva.
- 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.
EBC has been checking the status of the permit application often. No action has been taken by Lee County to process and issue permits for V.2. Work was halted on 17601 Captiva because of concern for the permit not being issued. When EBC submitted the applications for permits the website said it would take 7-10 business days to process. EBC is hopeful LC-CDC process and issues the permits soon. Not issuing the permits prohibits EBC from completing work for the units.
- 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.
EBC was questioned about this work and still needs further information to assure this work will be covered under the flood insurance. A follow up with

EBC to specifically discuss this issue will be conducted Monday 1-23-23. Also to be discussed will be potential issues with EBC Xactimate estimates.

- 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.

If you have not been contacted you should be soon, within the next 7-10 days.

- Dumpsters and storage containers. We cannot move anything until someone flags the specific area, they want it moved to.

Joe Jr. and Roudebush will meet Monday morning to determine the exact location of the dumpster on V.2. property. Joe DeRienzi Sr. designated his son Joe Jr. as point-of-contact for all questions/requests from this group.

- Both parties HOA/EBG to keep minutes of these meetings.

Agreed

- Next meeting Friday 2/3/23 @ 11:00 a.m. meeting to be bi-weekly same day same time.

EBC was requested to send out and updated version of the spreadsheet (below) on the off-meeting Fridays with first update due 1-27-23.

Teleconference after 2-3-23 will be 2-17-23, with updated spreadsheet 2-10-23.

Island Park 5.2

10-58-1-2023

Captiva Island Ln.														
Unit#	Priority#	Plumbing completed			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			IP									
17622		IP		no	IP									
17623		IP		no	IP									
17630		IP		no	IP									
17631		Yes		no	IP									
17632		IP		no	Yes									
17633	ROOF	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			IP									
17654		IP		no	IP									

Marco Island Ln.														
Unit#	Priority#	Plumbing completed			Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Cabinets
17601	4	IP			Yes									
17603		IP		no	IP									
17611		IP		no	IP									
17613		IP		no	IP									
17621		IP		no	IP									
17623	12	IP		*****	Yes									
17633		IP		no	IP									
17633		IP		no	IP									
17641	S	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			
17653		IP		no	IP									



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Island Park 5.2

JD.SR. 1.20.23

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ISLAND PARK - #001200



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ISLAND PARK - #001202