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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.