

The meeting started at 9:30 on 12/30/2022

At the meeting: Jim Cillo (IPV Owner)  
Rick Rouderbush (IPV V.11 HOA President)  
Demetri (EBC Brothers Project Manager)  
Roni (EBC Brothers)  
Norm Riess (IPV Owner)  
Iphone  
Jerry (Pegasus)  
Danilo Fior (IPV V.2 HOA Board)  
Ilan (Elias Brothers)  
156117159595 (Elias Brothers)

### **Air Quality Samples**

Air Quality samples were not released from Remediation company, ServPro. Elias Brothers wants the Air Quality certificates for the rebuild. Initial reports is that units all passed the quality test. Jerry from Pegasus has no information on the Air Quality Reports. Demetri stated the Air Quality results were given to ServPro and he has requested them several times with no response. James asked when certificates are needed.

Elias answered Air Quality samples are not required for permitting. They give the owners security in knowing there are no hazards in their homes, in case of sale of property. Elias Brothers does not want to proceed with drywall or insulation until the certificates are in hand.

Need to research cost if required to do air quality tests again. Demetri will know per unit price. Deanna has asked five (5) times for the certificates. Roni asked HOA to send ServPro a deadline to send certificates with the stipulation the HOA will not pay if not sent, and hire a new firm. Per Rick, Deanna may have talked to lawyer about certificates. He will follow up with Deanna.

Later in this discussion, ServPro called Jim Cillo and said Demetri is contact person.

### **Permitting**

Drywall now needs a permit. Elias estimated permits the week of January 9, 2023. Process will start one week after permits received. Best case, work may mobilize January 16 after permits and air quality certificates received. Mobilization involves storage containers, dumpsters, toilets, tools, and equipment. Demetri will determine staging area. Elias will stock owner units with first phase plywood and insulation-timeframe: three (3) to five (5) days. Estimated work to start on units January 23, 2023.

No drywall permits are in hand. Turnaround time from county is five (5) to seven (7) days. Per Demetri, Elias applied for permits week of December 19. Most likely, the first week of February for unit work to start. Per Rick, no need for HOA to pay for mobilization of supplies while waiting for permits.

The condition of the subfloors may be an issue. Need engineering to determine the quality of subfloor. Iphone stated each unit is different. Week of January 3, Elias will visit each unit to determine subfloor status. If new subfloor required, Elias will reinstall subfloor, then drywall. If a unit owner doesn't want to replace subfloor, Elias will require owner to sign waiver to protect HOA. Jim asked why a waiver. Elias said only if subfloor is required to be removed and owner refuses.

Elias said they will inspect floors of two or three units to determine if they need to be removed. If the results determine they need to be replaced, then Elias will expand testing to other units. If the three units come back good, then Elias will make a decision on further testing. Elias can't set a date for replacing subfloors. If an owner doesn't want to replace a bad subfloor, they must sign a waiver. Engineering will do the tests on the three units, if plywood is healthy, then Elias will inform the owners. Jim said not all homes in question need subfloors.

Per Demetri, the insurance inspector stated if "Cat 3 hurricane" water touched porous material in a house, it needs to be removed. Elias can submit to insurance for full reimbursement. Rick needs to get list of people who want their subfloor removed.

Jim asked Elias for charges from December to February 6, the most likely start for reconstruction. Elias said 10% to 15% for mobilization, then 50% for drywall. Drywall will most likely start January 23 and will move fast. Mobilization is delivery of materials to job site. Materials ordered two weeks ago. Before drywall, mechanical needs to be checked-plumbing for leaks with air and electrical for shorts.

January 3, Elias will give updated scheduling: mobilizing, subfloor, and mechanics. Demetri will send to Rick. Demetri will put together dollar estimates for HOA. Send next week to Rick. Rick will send to Deanna to submit to insurance.

## **Roofs**

Elias not aware of roofing issues. Demetri has list of the five (5) roofs that have damage. Jim said he assumes no interior work to be done on these units in the above timeline. Demetri said Roni and Heather agreed to do the work. No contract signed yet. Elias said it would be five (5) to seven (7) weeks before work would start. HOA needs to accept the scope of work.

## **Pegasus Website Updates**

Rick asked Jerry who from Pegasus will post work progress on Pegasus website. Jerry did not know who would post status updates.

Meeting adjourned at 11:00

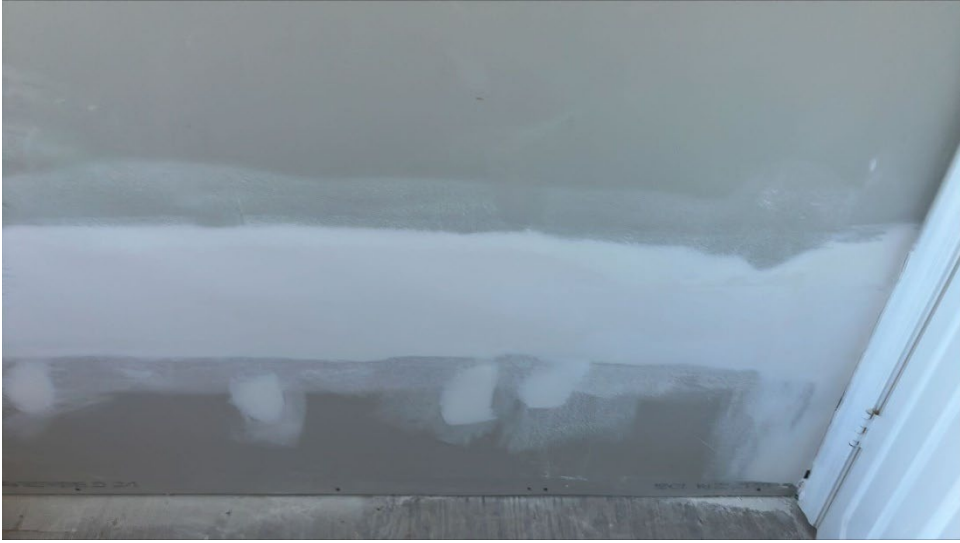
17600 Captiva













**ISLAND PARK - #000074**



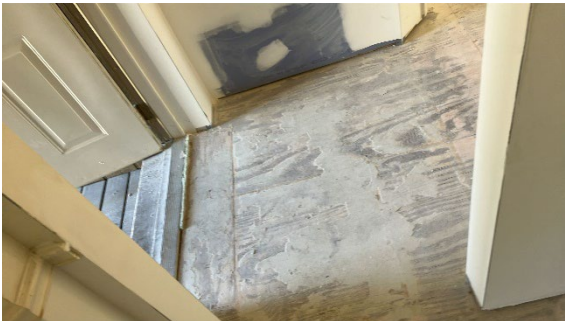








17602 Captiva



Entryway



Kitchen



Kitchen





Kitchen



Laundry room





Guest bathroom





Subfloor in guest bedroom loose







Dining room







Living room







Master bed



Master bed closet







Master bathroom

17603 Captiva





Living room



Kitchen

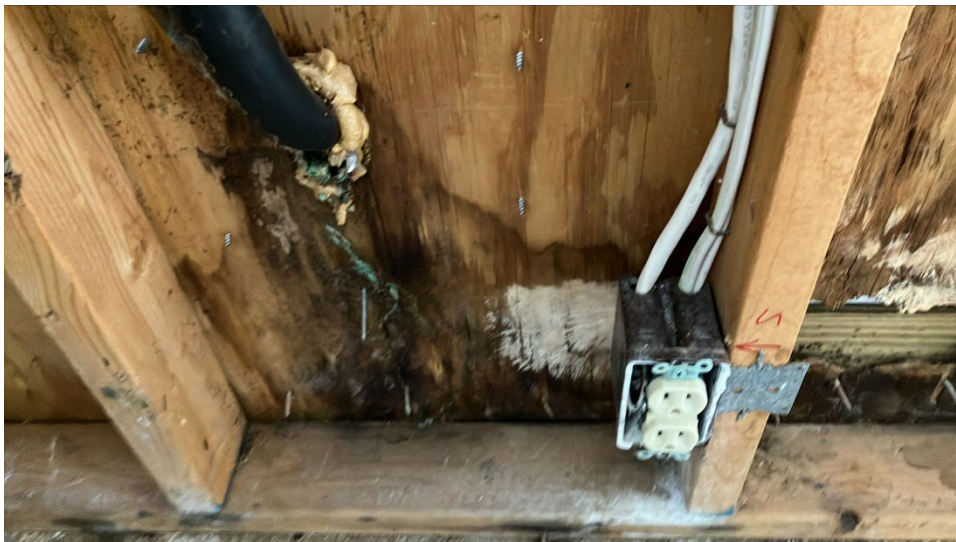


Kitchen











Guest bedroom



Master bedroom









Master bathroom

17611 Captiva



Entryway



Living room



Living room







Kitchen



Guest bathroom





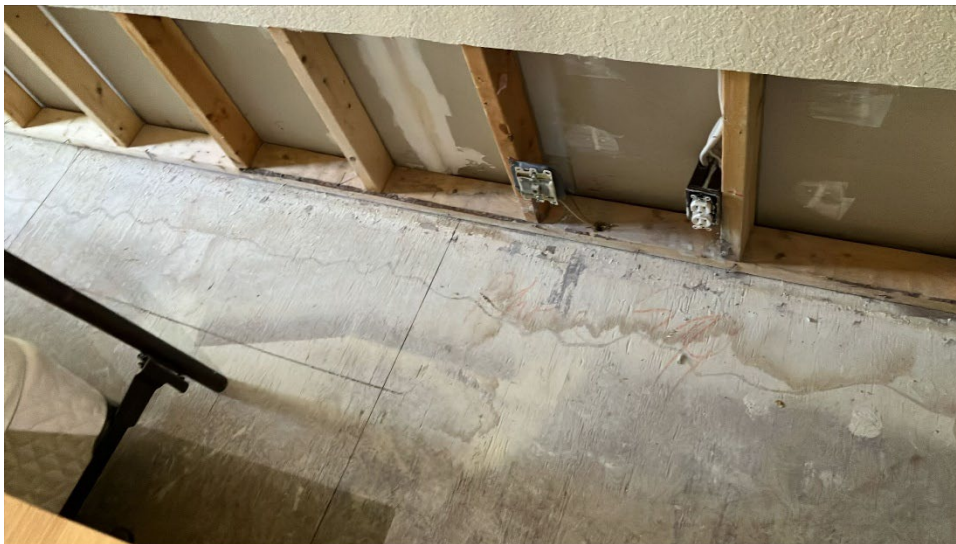


Guest bathroom









Guest bedroom



Master bedroom bathroom



Master bedroom closet











Master bedroom

17613 Captiva





















Drywall started February 9 2023

17620 Captiva





Sub flooring all throughout the kitchen







Exposed rebar in kitchen column ??















Kitchen







Living room left side of sliding glass door





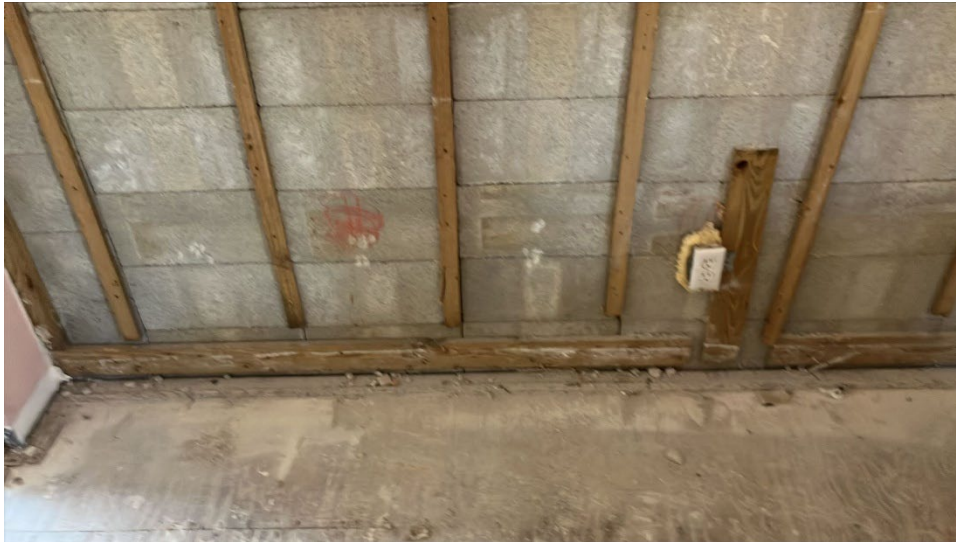








Master bedroom







Master bedroom bathroom



Master bedroom bathroom







Master bedroom bathroom







Completely rotted to 2x4 Frames and subfloor





Master bathroom, shower





Master bedroom closet





Master bedroom closet





Hallway closet



Hallway closet



Guest bathroom



Guest bathroom





Guest bathroom





Guest bedroom



Guess





Guest bedroom



Guest bedroom



Guest bedroom closet

17631 Captiva



Entryway





Kitchen

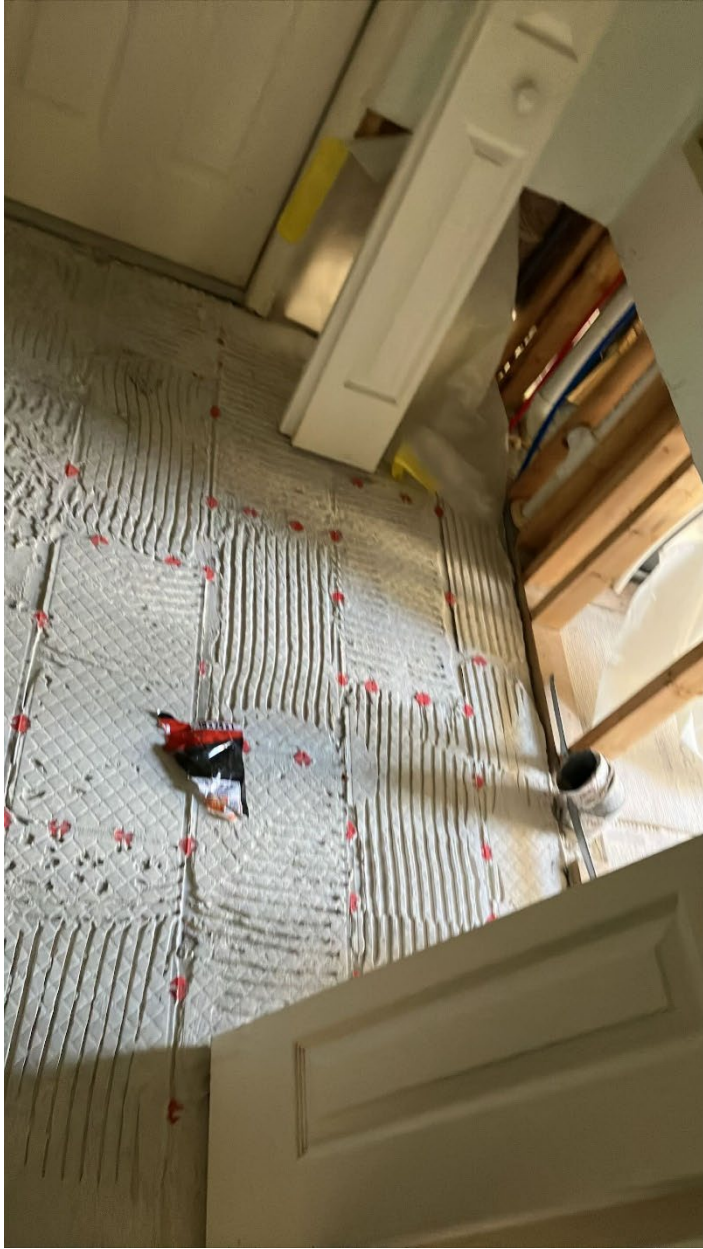


Kitchen





Dining area



Laundry area



Laundry area





Entryway between guest bedroom and bathroom



Guest bedroom one



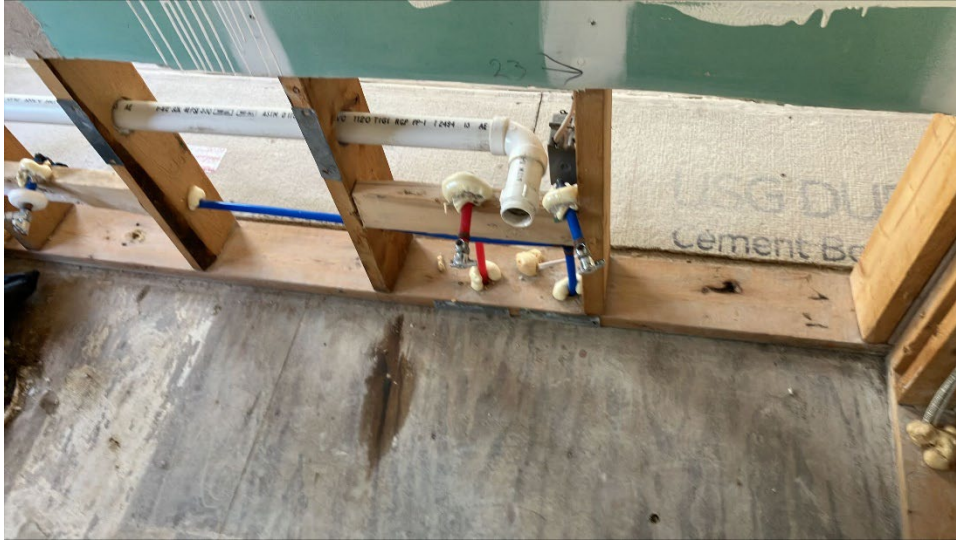


Guest bedroom one





Guest bathroom



Guest bathroom





Dining area



Dining area



Guest bedroom two



Living room





Living room



Master bedroom



Master bedroom



Master bathroom



Master bathroom



Master bathroom, potentially mold on cinder blocks



Master bathroom



Master bathroom



Master bedroom closet

17642 Captiva



Entryway







Kitchen floor





Kitchen



Pantry







Living room



Living room









Laundry room



Laundry room



Garage wall







Guest bathroom

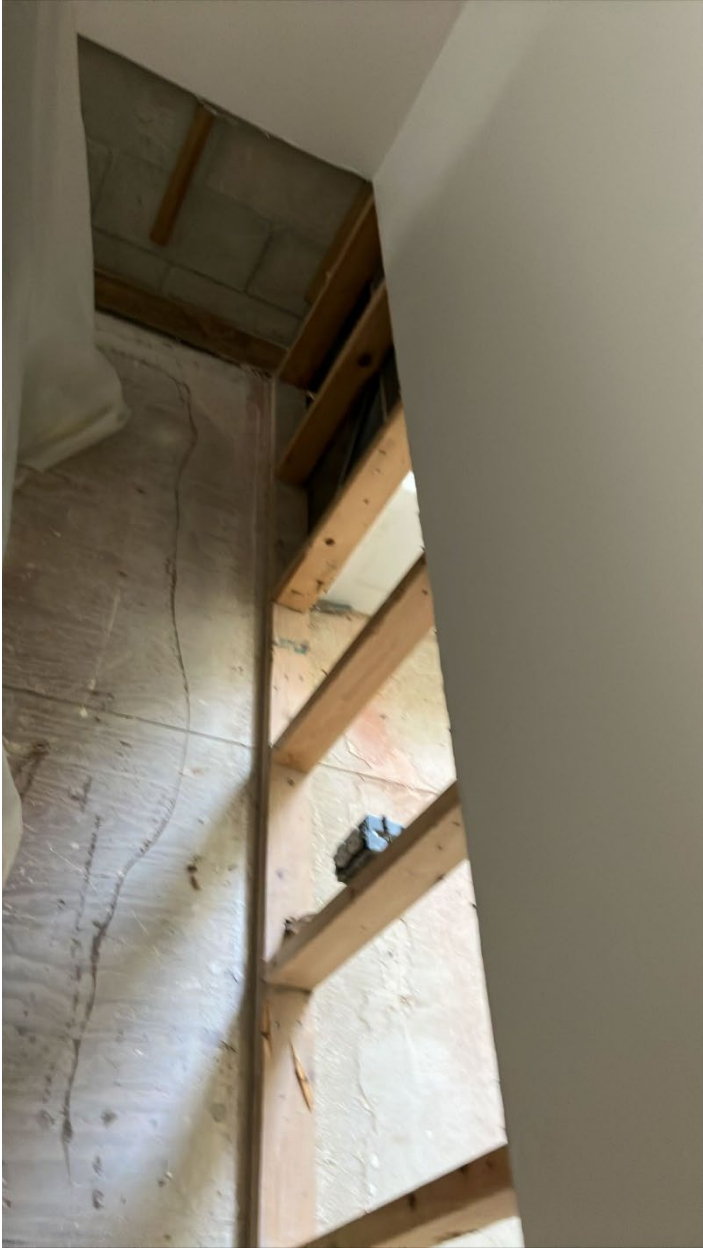




Guest bathroom floor



Guest bedroom





Guest bedroom





Guest bedroom



Guest bedroom.





Guest bedroom closet



Guest bedroom closet



Master bedroom



Master





Master bedroom



Master bathroom



Master bathroom







Master bedroom closet

17653 Captiva



Kitchen sub floor removal



Re-pipe









*Entryway closet*



Living room





Guest bathroom





Guest bedroom closet

Guest, bedroom



Guest bedroom











Mold

Master bathroom









I need a electrician and a plumber

Back room ??





17601 Marco

**ISLAND PARK - #000228**



Entryway



Kitchen



Den



Backside of dining area



Den wall to be framed and drywalled





Living room area subfloor ?



MBR sub floor?



Stand up shower in master bath











17623 Marco



Entryway









Living room





Entryway closet







Guest bedroom one





Laundry area



Kitchen





Dining room



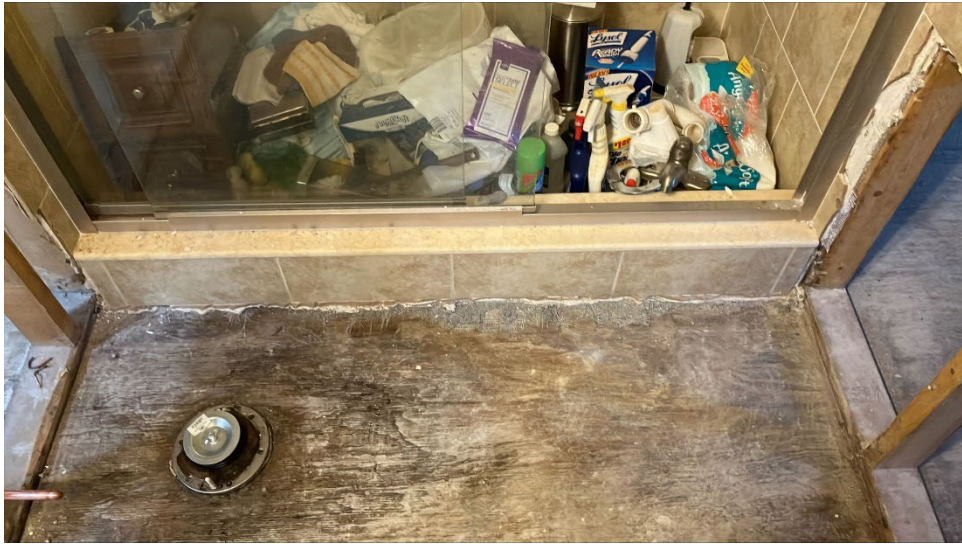
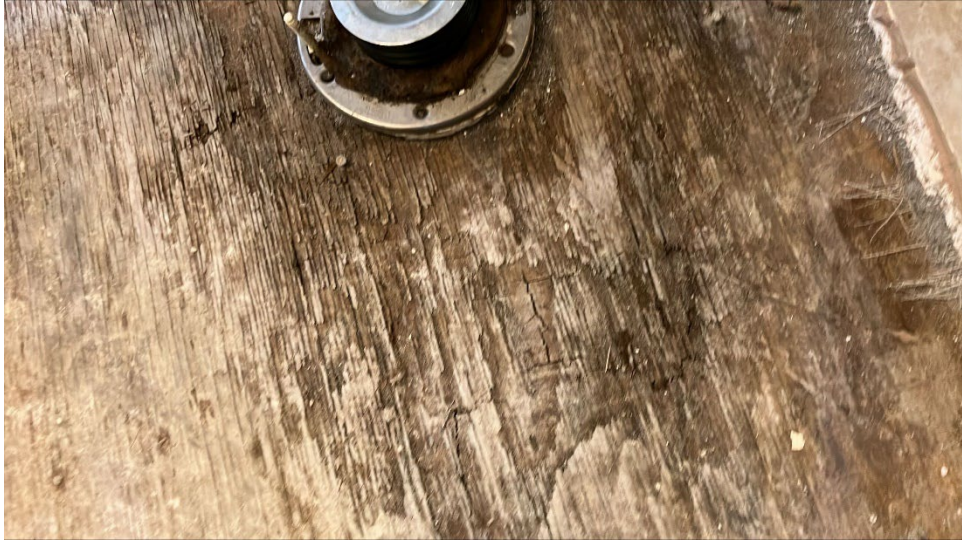






Guest bathroom







Gust bathroom



Guest bedroom



Guest bedroom



Guest bedroom



Guess bedroom



Guest bedroom



Guest bedroom closet



Master bedroom







Master bedroom





Master bedroom closet two





Master bedroom closet, one







Master bedroom bathroom



Master bedroom, shower area







Master bedroom, shower area

17633 Marco



Entryway



Entryway



Dining room/living room



Chipped up sub-floor



Kitchen





Dining room area, rotted, framing



Dining room area, rotting subfloor





Water damage in sheathing dining room area



Kitchen where the fridge went



Kitchen, rotten wood sheeting





Water damage on plywood exterior in kitchen area





Rotted wood sheathing kitchen area





Entrance guest room one



Guest bedroom, subfloor







Guest bedroom one subfloor









Hallway



Hallway, rotted, wood, subfloor



Hallway, subfloor







Guest bedroom two sub flooring



Guest bedroom two closet

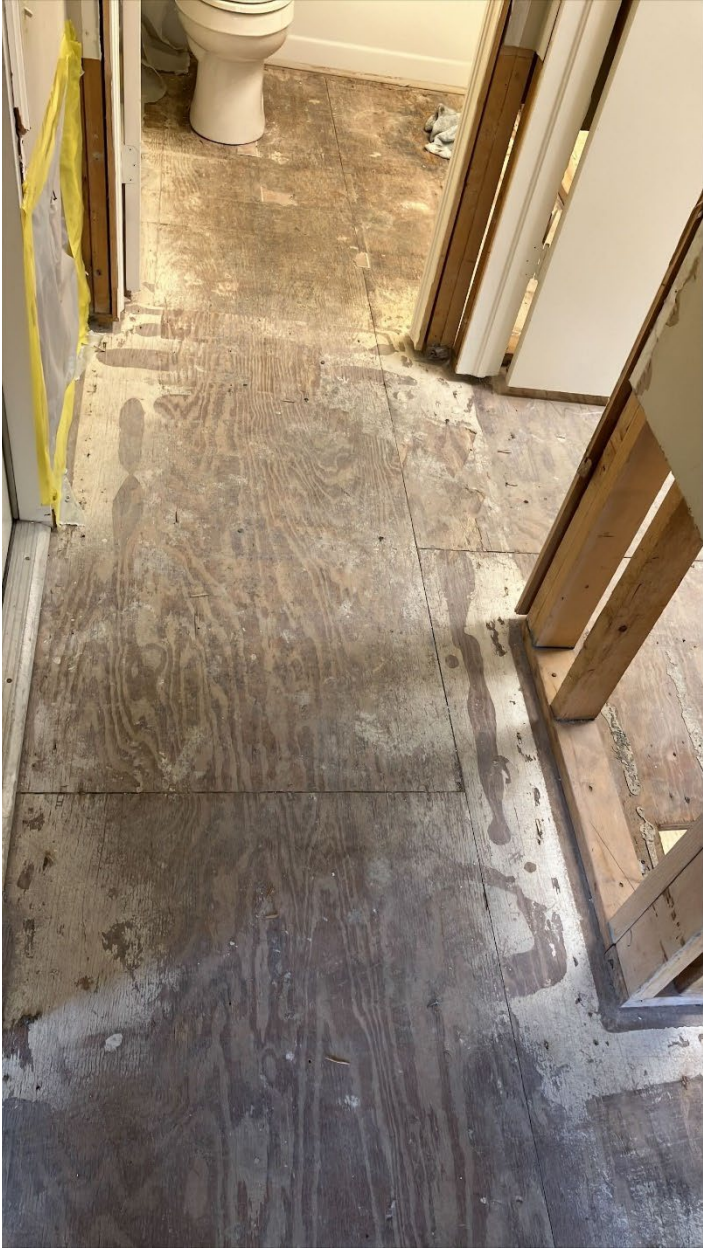




Wood sheathing has water damage



Subfloors guest bedroom two





Laundry room subfloor



Laundry room



Guest bathroom, subfloor



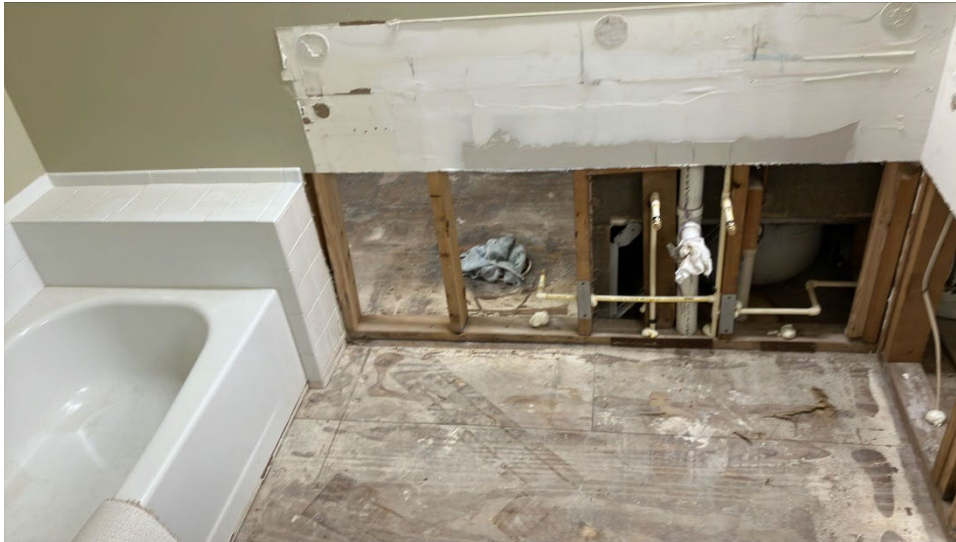




Entrance to master bedroom



Master bathroom subfloor

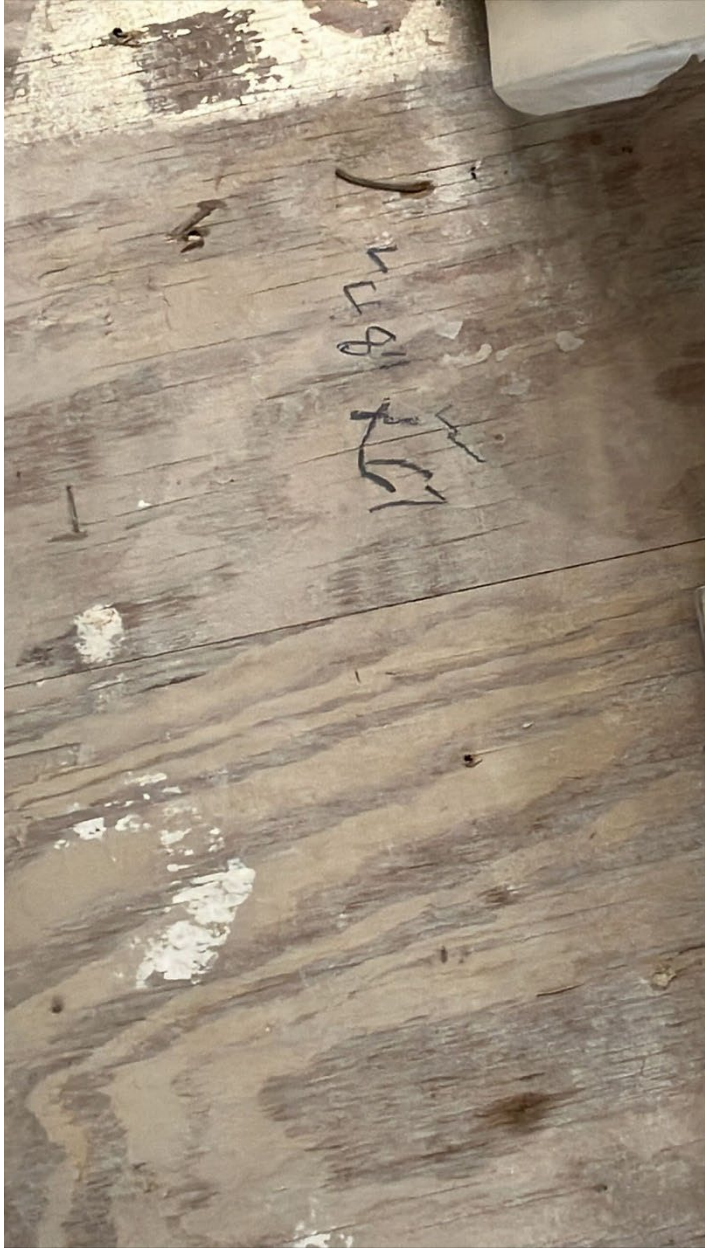




Master bathroom, subfloor



Master bathroom stand up shower area sub for





Master bedroom, entrance, hallway

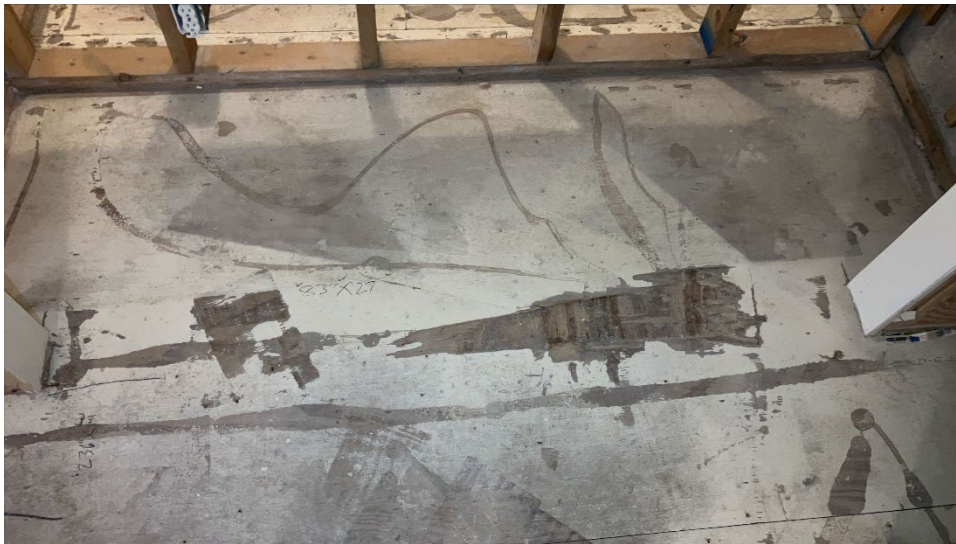


Master bedroom right side of sliding glass door, subfloor rotting



Subfloor in front of sliding glass door, master bed





Master bedroom, closet, subfloor





Hallway in master bedroom, 120 X 57=48

Master bedroom subfloor area, 236 x 141 =232

Master bedroom closet subfloor area,83x27 =16

Master bathroom subfloor area 130 x 97 =88

Master bathroom, shower area 48 x 67=23

Living room area/dining room  $196 \times 285=388$

Hallway area  $165 \times 38 =44$

Entrance way area  $99 \times 66=46$

Guest bedroom one subfloor area  $135 \times 129 =121$

Guest bedroom two sub floor area  $134 \times 144=134$

Laundry room area  $92 \times 64 =41$

guest bathroom area  $60 \times 66 =28$

Total = 1,209

17643 Marco

Living room



Water damage on wall and frame



Back side of sink wall facing the living room there is floor rotting



Sub flooring in kitchen



17651 Marco

**ISLAND PARK - #000311**



Under living room window, wood sheathing



Square off arch in living room













Left and right side of the floor and wood sheathing next to sliding glass door and several other spots in master bedroom.















