

EBC Construction Progress/Plan

Meeting #2 Summary

January 11, 2023

Participants:

EBC - Joe, Sr., Renee, Roni, Rami, Demetre, Mark, Jay*

IP Sec V.2. – Jim, Norm, Rick

Pegasus – Kelsey

* No official role call was conducted

Summary:

EBC: Conex box, port-o-pottys (2) and dumpsters(2) would be delivered this week (all delivered 1-12) 1 dumpster was supposed to be set in the clubhouse parking lot near the existing conex box and the other over near 17633 Captiva.

Engineering, electrical and plumbing evaluations had begun and were on schedule for completion. Joe also noted that the majority of subfloors in units were sound with overall good integrity.

Engineering evaluated 17611, 17620 and 17633 Captiva and 17642 Marco for structural damage. It appears the damage to 17633 Captiva can be repaired (instead of replace/reconstructed)

Construction permit applications to Lee County were submitted but have not been processed as of this meeting. EBC hopes permit applications will be processed before the end of the week.

Jim C.: Asked EBC how they intended to track personnel and time each day. After a short discussion EBC asked for a 1-2 week work period to figure out a system and format. Jim also wanted to know if workers were dispatched from an off-site location (like EBC office in Naples) or directly to job site. EMB has workers report directly to work site.

EBC: Discussion of remaining remediation – 17653 Captiva has been completed by RK Restoration. RK was scheduled to complete 17632 (McCann) but did not conduct any remediation in this unit. RK will conduct additional remediation work in 5-6 units manly cement board removal including 17632.

Air quality testing was discussed – No results obtained yet and probably will not be released until SP is paid for remediation (V.2. HOA is working through many invoice issues from SP). Test results are not required to obtain permits, but will be needed before reconstruction is completed in units.

EBC anticipates starting reconstruction with 17601 Captiva as soon as this week.

EMB requested a 'final' listing of owners who will commit to the contract since there have been some revisions to the original list. R. Roudebush received confirmation for each owner and one addition commitment from 17623 Marco for a certified total of 21 units under the contract. The confirmed owner listing was emailed 1-12-2023

EBC agreed to weekly teleconferences to provide a review of work conducted the prior week and what reconstruction is planned for the coming week. The next conference will be Friday 1-20 late AM or early PM.

END OF SUMMARY