

**July 19, 2024**

**Pointe Towers Owners,**

**Please find the following work and oversight completed since the May 18, 2024 update.**

- 1) Continued working extensively with Karins Engineering providing detailed information, including analytical and project backgrounds for Karins' completion of the Structural *Integrity Reserve Study (SIRS) and Capital Reserve Study*. Presentation to occur at the next meeting of the Board of Directors.
- 2) Ordered and received 5-year updated *Wind Mitigation Report*. The report verifies that certain structural or physical characteristics exist for the purpose of permitting the Named Insured to receive a property insurance premium discount on insurance.
- 3) Ordered and received updated 36-month Statute-required *Insurable Value Appraisal* required to be provided to insurers for coverage. For comparison:
  1. Hazard 2021 \$3,778,486
  2. Hazard 2024 \$4,355,985
  3. Flood 2021 \$4,460,400
  4. Flood 2024 \$5,237,608
- 4) In the *May Updates to Owners* information was shared on the condition and possible replacement of our roof and possible loss of our wind insurance coverage through Citizens. Updates will be provided at the next meeting of the Board of Directors.
- 5) In the *May Updates to Owners* information was shared on *the Sea Turtle Conservancy (STC) Grant*. Board members and management company have invested a combined 100 hours working on this Grant with the STC. A presentation will occur at the next meeting of the Board of Directors.
- 6) The newly installed call boxes are now functioning and with cellular connection. A Change Order was approved to install antennas to increase the cell signal issue and complete the software portion of this project allowing remote programming. A recent onsite visit to complete the antenna installation was not successful. The company will be working with the manufacturer for resolutions. Regardless of this issue, the data of all owners has been manually programmed allowing both gate code and cell phone remote access. Patch repairs around the call boxes and painting of the black wires are planned after the call boxes are fully functioning and likely during the install of the STC light fixtures.
- 7) The elevator and maintenance room rusting grill vents will be replaced or re-painted when workers are on site during the install of the STC light fixtures.
- 8) Power to the gates switch plates and both boxes were upgraded with vdc connectors.
- 9) The gate closures have finally been installed and are performing well.

- 10) Our engineer is working with our locksmith to possibly replace the corroding gate handles.
- 11) The east gate's strike plate is loose. We are waiting for repairs to be completed.
- 12) Monthly testings of elevator emergency phone completed successfully.
- 13) Repairs were made to the elevator's cab door frame.
- 14) The transition to the new management company is ongoing. Including adjustments to our financials, such as invoice payments, proper G/L designation, and reconciliation of Reserves. Completion of our 2023 Tax Return is pending.
- 15) All owners should now be in receipt of their 2024 monthly maintenance coupon books. Owners with any past due amounts have received notifications so that they may bring their accounts current. Past due interest and late fee charges have been deferred; however, will begin accruing starting in August.
- 16) Owners with any credit balances in their accounts will be receiving a check from Ameri-Tech. Most of these credits were amounts from January 2024 monthly maintenance fees being charged at the higher 2023 amount.
- 17) Updated Conveyance, Lease and Guest forms for approval at the next meeting of the Board of Directors.
- 18) Reviewed owner's *Association Repair/Renovation Checklist* submitted for new shutter installation.
- 19) Reviewed new July 2024 HB-1021 *Amendments to the Condominium Association Act* for impact on our Association. Will present at the next meeting of the Board of Directors.
- 20) Requested management company contact waste management for inconsistent emptying of dumpster.
- 21) Replacement of the foot wash off faucet pending. (on the northeast corner of the building).
- 22) Yasser provided a new hose and nozzle near our wash off area. *Thank you.*
- 23) Researched various flood-type gates for installation in the east-side entryway to protect the equipment in the stairwell, the elevator, and elevator pit and elevator room.
- 24) Regularly scheduled cleaned out of our tall palms completed by the skilled arborist we have used through our long-time landscape company.
- 25) Changed requirement when Association parking tags must be used when on the property eliminating the need for "owner-registered" vehicles to use.
- 26) Dead landscaping removed and neighbor's tree hanging over the carport wall and growing into the overhead wires trimmed back.

- 27) Rotation of assigned parking space underway following the sale of 3 units.
- 28) Obtaining quotes for clean-out of our underground horizontal sewer lines.
- 29) Owners notified of future processes for, “*Power Outages & Storm Notifications.*”
- 30) As part of the Envelope Project, the replacement bench near the front of our building on the north-side has been ordered. It is an 8–10-week delivery time.
- 31) Researching replacing of carpet in the elevator landings.
- 32) Annual unit and building pest prevention treatment completed.
- 33) Responded to management company’s request for formatting preferences on our [www.PointeTowers.com](http://www.PointeTowers.com) website. Provided documents of owner interest to download and continue to provide new and updated documents. Most of the documents mentioned in our *Updates to Owners* can be found on our website.
- 34) Completed meeting preparations and minutes.
- 35) Interacted with counsel on litigation matters.
- 36) Provided payment approvals to management company.
- 37) Participated with management company on various sales, renter and guest applications and other submissions from owners.
- 38) Discussed various above matters with management company for handling and direction.

***The Board of Directors***