

Minutes of the Everglades Club State of Emergency Meeting

At 12:00 AM on October 12, 2022

Note: This meeting was held via teleconference call-in.

1. **Call to order:** Nikko Gikas called the meeting to order at 12:01 AM the officers present were: President Duane Bloomquist, Treasurer Jon Christenson, 2nd Vice President Mitch Rothenburg, Director Eric Baumeister, Secretary Dave Camire and Nikko Gikas of Moore Property Management (MPM).
2. **Establishment of Quorum:** With all board members in attendance it was determined that we had a quorum.
3. **Confirmation of Proof of Notice:** Notice of the meeting was sent by Nikko Gikas (MPM) to all board members on October 9, 2022. This was an state of emergency meeting and notice and in accordance with Florida State Statue 718, we were not required to send meeting notification to owners.
4. **New business:**
 - a. Review of Rusty Moore Contracting Proposal: President Duane Bloomquist introduced Rusty Moore of Moore General Contracting Services, LLC who gave an overview of the project:
 - Demolition crews have removed compromised items.
 - Compromised drywall has been removed. Service Master followed Rusty's crew and cleaned-up the debris.
 - Units were tested for asbestos and we came in under the required 1-percent threshold. Work was delayed until the test results were received.
 - Electricians restored temporary power so that Service Masters could plug-in dehumidifiers and air scrubbers.
 - Broken windows were repaired.
 - The next step is obtaining permits to begin the build-back. All permitting is electronic. With internet is out in most of Naples, the process is a bit more difficult.

- Rusty indicated he needs a floor plan to submit to the city for review. **Editor note:** Floor plans were located and supplied to Moore Construction.
- Rusty spoke with Tom Tucker, Deputy Building Official for the city, about the best way to expedite the permitting process. Rusty will indicate that this is a hurricane issue and not your typical remodel project on the permit paperwork.
- Air handlers were turned on to help with the air quality.

Follow-up Questions (note: edited for brevity and clarity):

Q. Mitch Rothenburg: As far as the pricing goes, who is going to supervise and create a record of how many hours these laborers work? And, is Tom Pusich going to handle it?

A. Rusty Moore: I have two Superintendents to handle tracking time. Duty wise, Tom is going to handle owner interviews to get an understanding of their selections and what upgrades they may want. He already has an established relationship with most owners.

Q. Mitch Rothenburg: Once we have permits, what is the timeline for project completion?

A. Rusty Moore: I plan to have my son travel that state to purchase drywall and other items we need, so this should solve supply chain issues.

Discussion ensued regarding the availability of appliances, cabinet sizes, paint color, etc. Tom Pusich will coordinate with owners on these issues. Rusty pointed out that there will be a fixed build-back cost covered by insurance, anything owners want above that will be billed to that owner. So, any upgrades or add-on will be paid by the owner directly to Moore Construction. Nikko then indicated he has been contacted by claims person to begin the process of getting an adjuster on property.

Q. Dave Camire: When the adjuster arrives, do we walk around with them to ensure they are not missing items such as the mailboxes and laundry sink?

A. Nikko Gikas: They will notify me when they are coming. I'll make myself available to escort them around. Duane will be supplying me with a list of items that should be covered. The adjuster makes multiple trips.

b. Vote to approve Moore Contracting Proposal: Mitch Rothenburg made the motion to approve the Moore Contracting Proposal. Jon Christenson seconded the motion. The motion passed unanimously.

c. Vote to approve use of reserved funds as needed. Mitch Rothenburg made the motion to approve the use of reserve funds as needed. Dave Camire second the motion. The motion passed unanimously.

d. Pursuing a line of credit. Duane pointed out that we need to cover ourselves and not wait on payment from the insurance company. The only downside is that payment of a small interest amount. Bill Pease pointed out that when we did this five year ago, it was a simple process. Therefore, the board unanimously is approving loan of \$500,000 for repairs to the building due to the recent hurricane. The loan will be repaid from either insurance proceeds, one-time assessment or amortized over 5 years with assessment increases to match. The current interest only payment will be covered by our current dues/increase in dues or from reserves.

Adjournment

Nikko motioned to adjourn the meeting. The motion was moved by Eric Baumeister and second by Dave Camire. The motion passed unanimously. The meeting was adjourned at 1:01 PM.

Respectively Submitted,
Dave Camire
Secretary