

WEBVTT

1

00:00:35.850 --> 00:00:36.690

Ellyse Vosselmann: Oops!

2

00:00:36.690 --> 00:00:37.360

carl: Can you hear me?

3

00:00:39.960 --> 00:00:46.649

Ellyse Vosselmann: Yes, had a recording from something else that I couldn't get off my computer.

4

00:00:47.770 --> 00:00:48.900

carl: Oh, okay,

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00:00:50.890 --> 00:00:56.399

carl: team is not gonna be able to make it. She's in urgent care with the touch of pneumonia she thinks.

6

00:00:56.400 --> 00:00:57.440

Ellyse Vosselmann: Oh no!

7

00:00:57.580 --> 00:00:58.340

carl: Yeah, so.

8

00:00:58.340 --> 00:00:59.090

Ellyse Vosselmann: Cool, cool.

9

00:00:59.310 --> 00:01:03.240

carl: Julie couldn't come today. Her schedule has changed for her job.

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00:01:03.420 --> 00:01:11.619

carl: and I don't know the whereabouts of Patrick, so I'm assuming he won't join, so we'll not be able to establish a quorum.

11

00:01:13.610 --> 00:01:20.650

Ellyse Vosselmann: Okay. Well, this was a town hall, anyway, so we can probably still have the Town Hall. We're not.

12

00:01:21.220 --> 00:01:24.970

carl: Yeah, I agree. But but we're we're skip the vote. I'm just telling you that.

13

00:01:25.780 --> 00:01:29.350

carl: or or the vote for just the approval of the minutes.

14

00:01:30.220 --> 00:01:33.200

Ellyse Vosselmann: The minutes. Yeah, we'll just skip the vote. That's fine.

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00:01:33.520 --> 00:01:35.639

Ellyse Vosselmann: We'll just add it on to the next one.

16

00:01:35.890 --> 00:01:40.750

Ellyse Vosselmann: Well, I added on to the next one, okay.

17

00:01:45.370 --> 00:01:47.100

mary schram: What are you doing now.

18

00:01:53.730 --> 00:01:55.220

David: Please, how you bees.

19

00:01:55.590 --> 00:01:57.539

Ellyse Vosselmann: Oh, hey, Dave! Good! How are you?

20

00:01:58.320 --> 00:01:58.960

David: Good.

21

00:01:59.420 --> 00:02:00.640

Ellyse Vosselmann: It's been a long day.

22

00:02:02.300 --> 00:02:03.080

David: What's that?

23

00:02:03.290 --> 00:02:04.669

Ellyse Vosselmann: It's been a long day.

24

00:02:05.700 --> 00:02:11.030

David: The only new. I I guess you're probably the only person in my little circle.

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00:02:11.390 --> 00:02:14.249

David: But no, how much work we go through

26

00:02:17.730 --> 00:02:19.520

David: only have to deal with me.

27

00:02:21.080 --> 00:02:25.565

David: But you got, you know, 20 other communities that you're dealing with. So

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00:02:26.040 --> 00:02:30.210

David: so, hey, Carl, I have Richard in the meeting.

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00:02:31.670 --> 00:02:33.580

David: and I also have Devin in the meeting.

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00:02:33.580 --> 00:02:34.550

carl: Hi! David!

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00:02:34.550 --> 00:02:35.025

David: Hello!

32

00:02:35.500 --> 00:02:36.310

Patricia's iPad: Bye.

33

00:02:38.050 --> 00:02:41.160

David: So we're gonna be needing probably that paperwork there. So.

34

00:02:42.410 --> 00:02:44.500

Patricia's iPad: This is probably that paperwork.

35

00:02:45.440 --> 00:02:46.120

Ellyse Vosselmann: Yeah.

36

00:02:47.970 --> 00:02:51.554

David: What language is this meeting gonna be held in today? It's gonna be English.

37

00:02:52.370 --> 00:02:53.100

David: Okay.

38

00:02:53.720 --> 00:02:54.940

michellemezaros: Let's try French.

39

00:03:00.110 --> 00:03:02.169

michellemezaros: I want to see if we can pull it off.

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00:03:02.170 --> 00:03:02.840

Ellyse Vosselmann: Okay.

41

00:03:03.497 --> 00:03:04.749

michellemezaros: Do you speak?

42

00:03:04.750 --> 00:03:06.120

carl: Branch Michelle.

43

00:03:06.120 --> 00:03:08.780

michellemezaros: No, - just a little.

44

00:03:08.780 --> 00:03:09.290

michellemezaros: So.

45

00:03:13.040 --> 00:03:16.359

Ellyse Vosselmann: Probably better at Hungarian. That's really bad.

46

00:03:26.290 --> 00:03:28.529

David: You guys want me to put that on the other screen or the help?

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00:03:29.190 --> 00:03:31.610

David: I'm fine, good.

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00:03:45.149 --> 00:03:51.520

Ellyse Vosselmann: I think we're just waiting for somebody from strategic and.

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00:03:51.960 --> 00:03:53.220

JAMES: I'm here. I'm here, Elise.

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00:03:53.590 --> 00:03:55.210

Ellyse Vosselmann: Oh! Great! And then.

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00:03:55.210 --> 00:03:56.520

David: Won't do us any good.

52

00:03:56.790 --> 00:03:57.540

Ellyse Vosselmann: And then David.

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00:03:59.340 --> 00:04:00.940

David: It's the ones you printed up today.

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00:04:05.120 --> 00:04:07.299

David: That was that giant packet I printed.

55

00:04:07.690 --> 00:04:17.030

David: Yeah, the don't enter the new stuff you printed this morning. That's the numbers for Windrush Bay. Can I see one of those stacks.

56

00:04:18.930 --> 00:04:25.019

Jackie Wickenheisser: Elise, will you be able to? This is Jackie? Will you be able to text me? The participants.

57

00:04:29.070 --> 00:04:31.770

Ellyse Vosselmann: Sure, thank you. And Michelle.

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00:04:32.920 --> 00:04:33.630

Jackie Wickenheisser: Michelle.

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00:04:33.945 --> 00:04:35.840

Jackie Wickenheisser: Thank you so much for everything.

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00:04:35.840 --> 00:04:38.299

Jackie Wickenheisser: everything you did for me. I truly appreciate it.

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00:04:39.620 --> 00:04:41.670

Jackie Wickenheisser: Oh, don't worry ever! No!

62

00:04:41.987 --> 00:04:44.530

Jackie Wickenheisser: Thank you, though needed thanks.

63

00:04:44.530 --> 00:04:45.160

michellemezaros: Fine.

64

00:04:51.110 --> 00:04:54.330

Ellyse Vosselmann: I'm just gonna take a screenshot of the participants, Jackie.

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00:04:57.780 --> 00:05:02.960

Ellyse Vosselmann: and I don't think I have your phone number, but I'll I'll get it from you later.

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00:05:10.643 --> 00:05:15.516

Ellyse Vosselmann: Alright! It's 3 o'clock. We're just waiting on Dan Greenberg, but

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00:05:17.880 --> 00:05:18.580

Dan Greenberg: Hey! Lisa!

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00:05:25.650 --> 00:05:26.429

Bob Tannura: I'm here.

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00:05:27.343 --> 00:05:36.450

Ellyse Vosselmann: It. It just so happens we do not have a quorum. We had 2 of our board members not able to attend. So we're just really gonna do a informal.

70

00:05:37.020 --> 00:05:37.910

Ellyse Vosselmann: Is that okay?

71

00:05:37.910 --> 00:05:44.519

Dan Greenberg: Oh, yeah, of course, no. The the goal is to update the members. So no decisions were going to be made today. So we'll go ahead and proceed. Of course.

72

00:05:44.970 --> 00:05:46.710

Ellyse Vosselmann: Fantastic. Who wants to start?

73

00:05:49.420 --> 00:05:53.930

Ellyse Vosselmann: Do you wanna just give a a little hello to everybody.

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00:05:54.480 --> 00:05:55.030

David: Hello!

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00:05:55.030 --> 00:05:56.030

carl: Oh, this is Carl.

76

00:05:57.860 --> 00:05:59.559

David: And then just the laundry room.

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00:06:00.776 --> 00:06:09.070

carl: Yeah, I did get something from Jim Britt that I read this morning, and I exchanged an email. But I've been. I just got back to the house.

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00:06:09.070 --> 00:06:20.598

JAMES: Yeah, I could give everybody an update. We finally got the initial response from the insurance company. They sent me over yesterday afternoon.

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00:06:21.060 --> 00:06:24.850

JAMES: in the initial insurance, approved Estimates.

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00:06:26.326 --> 00:06:27.200

JAMES: I'm working.

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00:06:27.500 --> 00:06:36.250

JAMES: I'm working on. I so I have the hard copy of it. I'm I've asked

Matthew for the electronic version of it which will allow me to

82

00:06:36.957 --> 00:06:39.594

JAMES: break it down into a

83

00:06:40.820 --> 00:06:45.230

JAMES: easily digestible format for you guys to look at.

84

00:06:47.850 --> 00:06:51.830

Ellyse Vosselmann: Alright. Well, that's good news that we got that right before this meeting. So that's.

85

00:06:51.830 --> 00:06:58.049

David: I got it at 9 o'clock this morning. We've already printed it up, and we're sorting through the numbers. I should have it,

86

00:06:58.730 --> 00:07:03.650

David: or at least Richard should have this dissected in some numbers in front of us by Friday.

87

00:07:04.200 --> 00:07:11.970

JAMES: Yeah. And they in David, as you know it is, you know. And Matthew did say, You know, it is the initial. So yeah.

88

00:07:11.970 --> 00:07:17.369

David: Yeah, yeah, I just this. This just gives me a good starting point. A good reference point.

89

00:07:17.630 --> 00:07:17.990

JAMES: Sorry.

90

00:07:17.990 --> 00:07:23.430

David: I'm glad to finally see this, James. Thank you so much for putting pressure on the guy to get this to us.

91

00:07:23.430 --> 00:07:26.729

JAMES: Yeah. Elise was pushing them as hard as I would.

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00:07:27.100 --> 00:07:29.430

David: Follow your leash. Yeah, every day.

93

00:07:29.430 --> 00:07:31.160

Ellyse Vosselmann: Further along than you and I do.

94

00:07:32.314 --> 00:07:43.569

Ellyse Vosselmann: Well, so I do have a question for both of you, Carl. Once you take a look at this and sign off on that, Jim, can you give us the process? Once he signs off on this.

95

00:07:43.690 --> 00:07:45.190

JAMES: Yeah, the proofs of law.

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00:07:45.960 --> 00:07:51.670

JAMES: Need to be signed and submitted for you know the payment to be issued.

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00:07:51.780 --> 00:07:55.630

JAMES: So that's

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00:07:57.960 --> 00:08:03.980

JAMES: Matthew was pushing for that. So Carl is, you know, if you have any questions you give me a shout after.

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00:08:03.980 --> 00:08:27.480

carl: Right. And I received 6 6 documents, you know, and as I mentioned, you know, in the email exchange this morning, and those documents. You know we're not, for the name is the Pdf. Name of the document. I couldn't tell the difference in which building was for which building.

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00:08:27.480 --> 00:08:43.529

JAMES: Yeah, the only one that you should probably. Or if you look at the top, it'll say the building like building old building. L. The only one that wasn't identified. It says, building 73 0, 3, which is actually the clubhouse

101

00:08:43.950 --> 00:08:47.239

JAMES: was able to figure that out. But the other one.

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00:08:47.240 --> 00:08:49.480

carl: Assume that. Yeah, okay, all right. Thank you. Yeah, yeah.

103

00:08:49.480 --> 00:08:57.369

JAMES: Okay. And I sent you the list in to in the number next to the to identify which one is which.

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00:08:57.370 --> 00:08:58.090

carl: Right.

105

00:08:59.490 --> 00:09:04.540

carl: Well, I have this signed, and I'll send those back to you after this meeting.

106

00:09:05.260 --> 00:09:18.329

Ellyse Vossellmann: So I do have one other question. Jim Matthew tells me that once Carl sends these back and you- you get them back to him that we're not that far away from finances. Is that correct?

107

00:09:18.550 --> 00:09:27.877

JAMES: Yeah. So it's usually it's usually probably about 10 days but, as I've said before, you know.

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00:09:28.470 --> 00:09:35.960

JAMES: think it all has to do with funding because all these banks are funded or all these insurance companies are funded by the Federal Government.

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00:09:36.080 --> 00:09:53.119

JAMES: I I get the feeling that you know they get chunks of money at a certain time. I don't have any inside information on that other than this, so I think that that has something to do with how quickly they issue the money.

110

00:09:55.530 --> 00:09:58.550

Ellyse Vossellmann: Alright. Thank you, Dan. Do you have anything to add.

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00:10:00.630 --> 00:10:30.470

Dan Greenberg: No, not at not at this time. Other than just a reminder, you know, as as the funds do come in. They're held in my

account as the trustee we then disperse to to the professionals based on their contracts. So everything is in a managed flow. So everyone, I'm sure is quite anxious to finally be paid, which is great. So thank you for the good news, Jim. Other than that. No, I think we should go on to David for the construction update, and then we'll take owner questions, and I'm happy to chime in as necessary.

112

00:10:30.840 --> 00:10:32.410

Ellyse Vosselmann: Fantastic. Thank you.

113

00:10:33.189 --> 00:10:33.969

Ellyse Vosselmann: You're up.

114

00:10:34.280 --> 00:10:44.860

David: Yeah, we had a hello we had several inspections. Today I'm gonna let the wonderful Devon

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00:10:45.090 --> 00:10:51.100

David: let everybody know where we stand on that the pressure is on.

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00:10:51.250 --> 00:10:56.970

David: So all of the units have passed their electrical inspection building. M. And

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00:10:57.650 --> 00:11:23.439

David: M. And N. Have passed their plumbing building. O. Unit 651. They've also passed their plumbing. The rest of those inspections will probably happen this week. We did do a frame inspection on building M. And N. And only one of the unit passed, and that was the unit that we've already gone in and rebuilt that wall. All of the other ones did fail. So a lot of the framework needs to be addressed before we can move forward with

118

00:11:23.470 --> 00:11:28.570

David: insulation. And drywall. Obviously. So that's that's that's kind of like

119

00:11:28.630 --> 00:11:30.930

David: good news in a way, because that

120

00:11:31.540 --> 00:11:34.320

David: I I got the engineering report.

121

00:11:35.068 --> 00:11:43.390

Ellyse Vosselmann: You just. I don't think everybody's aware that there may be some outside.

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00:11:43.390 --> 00:11:57.509

David: I got it I'll start in the beginning. The building code back was obviously different back when these buildings were built, and what they did is after they framed it. They covered it in a fiber board material like it's

123

00:11:57.690 --> 00:12:02.640

David: not quite like cardboard, but it's kind of like cardboard, and

124

00:12:03.070 --> 00:12:06.589

David: that is not a structural part of the bill

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00:12:07.350 --> 00:12:15.060

David: that's not considered strength of the building. They put that fiber board on, and then they put a metal lath on it.

126

00:12:15.590 --> 00:12:23.109

David: and then they cover it with stucco, and they use a little bit a larger diameter.

127

00:12:24.340 --> 00:12:33.920

David: Mesh, that's stronger, and when they add the it's attached to the wall, and when they add the stucco that adds a lot of strength to the structure.

128

00:12:34.030 --> 00:12:39.170

David: And the problem we have with your buildings are when the water came rushing through.

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00:12:39.530 --> 00:12:51.170

David: Obviously it penetrated the walls. It got into this fiberboard material and a lot of the places it actually came apart and exposed the stucco and the wire mesh.

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00:12:51.510 --> 00:12:54.720

David: The problem you have go ahead.

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00:12:55.510 --> 00:12:56.890

David: I'm gonna say something.

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00:12:57.430 --> 00:12:58.310

David: Okay.

133

00:12:59.980 --> 00:13:14.099

David: You know, the problem we have is once that wire mesh gets salt water on it, then it starts rusting and expanding. Once, you know, I tell everybody one inch of steel will make more than 9 inches of rust.

134

00:13:14.430 --> 00:13:18.589

David: So it starts growing and expanding and popping the stucco out.

135

00:13:18.770 --> 00:13:29.937

David: Well, I we had an engineer come in because we were concerned about it, and they evaluated. We got the letter last week which I gave to Jim Britt, and

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00:13:30.640 --> 00:13:35.119

David: that states that it needs to be repaired. Why, it needs to repair.

137

00:13:35.750 --> 00:13:41.555

David: and that's where we stand, but also that gives us good a a good

138

00:13:42.290 --> 00:13:42.730

Patricia's iPad: If so.

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00:13:42.730 --> 00:13:56.210

David: Ammunition to go to Fema with at least I think and say, Hey, wait a minute. The storm causes these. You know, this fiber material to come apart. This is what the engineer says, and it needs to be. The walls need to be dealt with.

140

00:13:56.330 --> 00:14:01.730

David: So we thought, well, maybe we could do some of this from the

outside.

141

00:14:02.360 --> 00:14:04.889

David: And because I know you know, it's

142

00:14:05.410 --> 00:14:11.559

David: there's a money issue. Maybe we can go ahead and do the inside. Well, we still have to have a frame inspection.

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00:14:11.920 --> 00:14:14.139

David: So as we're moving towards

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00:14:14.740 --> 00:14:24.180

David: Drywall, which is real close, they want to see the frame inspection. They they denied it, they said, No, these areas have to be repaired.

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00:14:25.200 --> 00:14:28.069

David: So that's where we are right now.

146

00:14:28.540 --> 00:14:29.260

David: Oh.

147

00:14:29.680 --> 00:14:36.129

Ellyse Vosselmann: Can I ask a question, Dave, when you you and Michelle met.

148

00:14:36.530 --> 00:14:43.500

Ellyse Vosselmann: you did say that you were gonna get us an estimate and move ahead for work, and

149

00:14:44.655 --> 00:14:50.510

Ellyse Vosselmann: to decide what how much they were going to pay for that part. Am I correct.

150

00:14:50.730 --> 00:14:57.703

David: I I thought I would have that to you by now. We are putting the numbers together

151

00:14:59.750 --> 00:15:03.175

David: and and I will say I'll have that to you before I leave town.

152

00:15:03.420 --> 00:15:15.730

Ellyse Vosselmann: But it's my understanding that you're gonna move ahead. Once we get the estimate and it gets approved by the board, you're gonna head with the work and wait for Fema to decide whether or not they're gonna make a payment. Is that correct?

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00:15:15.770 --> 00:15:22.789

David: E. Exactly so. The way this will work. I'll get you a number here in the next 48 h with with Devin. We'll get it to you.

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00:15:23.870 --> 00:15:24.540

David: So

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00:15:25.350 --> 00:15:44.835

David: if if now we know the work has to be done, we can't just say, you know, hey, we'll, you know. Don't worry about this. We'll cover it up now. It's gotta be taken care of because the city won't pass the building. But we're not gonna wait for you guys to sort out the money. And the way this will work is if you guys sign an agreement and Dan,

156

00:15:45.570 --> 00:15:56.010

David: Dan and I will work on that. You guys sign an agreement stating that you know, we're gonna do the repair. And you guys will guarantee we'll get paid. We'll go ahead and and blow through this.

157

00:15:56.480 --> 00:16:04.127

David: If we get fema money, that's great. If we don't get fema money, then the community will have to.

158

00:16:04.792 --> 00:16:05.640

Patricia's iPad: As well. Hey?

159

00:16:06.680 --> 00:16:14.320

carl: Question there, Dave. So we'd be liable for 90% is if you were getting paid from Fema.

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00:16:16.430 --> 00:16:19.329

David: If if it's a fema deal I'll get 90%.

161

00:16:19.570 --> 00:16:23.500

carl: Right. And I'm saying, can we get the same deal? Give you 90% of what.

162

00:16:23.500 --> 00:16:26.800

David: No, or I'm gonna take care of you. I took care of you on the last one.

163

00:16:27.116 --> 00:16:29.650

carl: No, I'm I'm just being the devil's advocate.

164

00:16:30.670 --> 00:16:32.090

David: Don't have to worry about that.

165

00:16:33.560 --> 00:16:36.519

Ellyse Vosselmann: Alright, Dave, do you want.

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00:16:36.520 --> 00:16:42.280

David: Everybody in the room. You hear that Carl gets a 10%. Get discount. And hey, Dan? Sorry you

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00:16:44.410 --> 00:16:44.880

David: again not.

168

00:16:45.810 --> 00:16:46.830

Linda's iPad: If you see.

169

00:16:48.550 --> 00:16:51.129

David: And Madigan says she wants her cut.

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00:16:52.790 --> 00:16:54.950

carl: I'll take that 10% right there.

171

00:16:56.180 --> 00:17:01.400

Ellyse Vosselmann: All right. You want to talk about the A/C units, cause I know that that's gonna be a situation.

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00:17:01.660 --> 00:17:10.340

David: Okay, here's let's go with the A/C units. So some people have already. Some people have already replaced their units right after the storm.

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00:17:12.700 --> 00:17:16.300

David: The code was different last year than it is today.

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00:17:16.760 --> 00:17:20.859

David: I went. I have gone down to the city and spoken to him in person.

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00:17:21.119 --> 00:17:26.319

David: I've also had a phone conversation with the building officials, and they.

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00:17:27.530 --> 00:17:46.440

David: technically speaking, the units that were put in last year would not meet today's code. And so, technically speaking, they're garbage. They said that if the homeowner replaced them after the hurricane and they have where they pulled a permit, they would let us grandfather these in.

177

00:17:46.670 --> 00:17:48.680

Bob Tannura: Which is huge news.

178

00:17:49.090 --> 00:17:55.340

David: There's a case up the road where the the company did not pull a permit, and

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00:17:55.340 --> 00:18:05.199

David: and they let them do a progressive permit where they act like they're just now doing it. But they're gonna let them slide with the units that are 6 months old.

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00:18:07.380 --> 00:18:12.529

David: Okay, as we know. I don't know how deep we need to get in this. The new code.

181

00:18:12.840 --> 00:18:13.330

Patricia's iPad: Thank you.

182

00:18:13.330 --> 00:18:22.420

David: Has a different operating cooling system, and it's not compatible with other air handlers.

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00:18:22.590 --> 00:18:24.550

David: So they come in packages.

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00:18:24.700 --> 00:18:25.790

David: So

185

00:18:26.640 --> 00:18:34.289

David: they have a new unit and we are able to grandfather it in. We can get a hold. We can do it with the old, old code.

186

00:18:34.990 --> 00:18:41.309

David: Okay, if they didn't pull a permit. Then they're not. There's no help for them.

187

00:18:41.770 --> 00:18:49.560

Ellyse Vosselmann: So so to my owners that are online. Now, if you can get with your contractor and get that permit.

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00:18:49.740 --> 00:18:58.990

Ellyse Vosselmann: please email it to me, and I will file it and send it today to to let them know that your unit was actually permitted.

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00:19:00.330 --> 00:19:04.030

David: So now let's talk about the copper tubing.

190

00:19:04.410 --> 00:19:05.410

David: Okay.

191

00:19:08.060 --> 00:19:08.500

Ellyse Vosselmann: Go ahead!

192

00:19:08.570 --> 00:19:19.430

David: Copper tubing, and and I sent you some information this morning, James, about that the manufacturers are recommending that if

the copper tubing got exposed to seawater. It needs to be replaced.

193

00:19:20.680 --> 00:19:23.390

David: So that should be a fema issue.

194

00:19:24.264 --> 00:19:32.330

David: I would think. But you know, James, and the strategic group of the experts in this. Not me, but.

195

00:19:32.330 --> 00:19:46.089

JAMES: Well, I don't, David, really don't disagree with you. We just have to document it and and make a good case for it, which you did what you've done, so I don't disagree with you. We'll submit it, and as a side.

196

00:19:46.920 --> 00:19:49.174

JAMES: and see see where we go.

197

00:19:50.060 --> 00:19:54.099

David: Now, guys, that is something that we can not worry about right now.

198

00:19:55.404 --> 00:20:03.459

David: But it's something we're working on. And, James, how? How long before we know if they're gonna accept these

199

00:20:03.870 --> 00:20:14.439

David: these changes, these supplements, and the progressive paperwork that we've been sending for like the walls. And how long does it take them to make a determination on that.

200

00:20:15.840 --> 00:20:24.909

JAMES: I'd like to do it all, while since we have the mitigation, the white box done, we could probably submit that initially.

201

00:20:25.360 --> 00:20:32.160

JAMES: as opposed to waiting. I've got a supplement on it, or a

202

00:20:32.410 --> 00:20:39.040

JAMES: request for a rap report request for additional payment on

another community that I have, and it's

203

00:20:39.180 --> 00:21:00.300

JAMES: it's been. It's been a long haul on that one just to get an answer. So. And I'm going to be optimistic and say quickly, but you know, it's kind of a different approach that you and I discussed before. I think what we should do, since are you at White Box on on this building?

204

00:21:00.730 --> 00:21:07.529

David: No, we we're we're, you know. We were hoping we could start drywalling next week. But.

205

00:21:07.810 --> 00:21:10.029

JAMES: Okay, until well, I'm thinking.

206

00:21:10.030 --> 00:21:22.239

JAMES: I'm thinking we could do a a wrap report for the mitigation and white box, and that'll be all inclusive in what we're talking about here, you know, excluding the owner finishes.

207

00:21:25.260 --> 00:21:35.660

JAMES: and then we could address, the owner finishes so that way. We're not waiting to do it all at once, as we. I discussed with you before. I think this might be the better way to do it.

208

00:21:35.860 --> 00:21:36.660

David: Okay.

209

00:21:36.810 --> 00:21:45.820

David: yeah, I need to have a long discussion with you about that. I wanna I don't wanna hold up the ball game and I will. We'll do that after maybe later on this afternoon or tomorrow.

210

00:21:46.880 --> 00:21:48.540

carl: Good question.

211

00:21:48.540 --> 00:21:49.537

David: About the process.

212

00:21:49.870 --> 00:21:58.130

carl: On the point that if you've already replaced the air conditioner, we need the permit. Do we know which owners have already replaced their air conditioners?

213

00:21:58.130 --> 00:21:59.759

David: I do have a list of that. Yes.

214

00:22:00.880 --> 00:22:04.459

carl: So if you can give me that for the owners.

215

00:22:04.760 --> 00:22:12.590

carl: or and tell me if they just tell me the company I know Hoffman pulls permits, but I don't know if some of the other.

216

00:22:12.590 --> 00:22:17.429

David: They they did cut the one of the owners from slack up at the other community. They.

217

00:22:17.430 --> 00:22:17.880

Ellyse Vosselmann: Interesting.

218

00:22:17.880 --> 00:22:19.479

David: Did not pull a permit.

219

00:22:20.260 --> 00:22:25.539

David: You know, but they had a receipt, and the city let them go ahead and pull a

220

00:22:26.220 --> 00:22:37.842

David: a permit, like it was done yesterday, and they're going to let them slide on it. So maybe you'll have the same results with these people. I mean, I think the city is trying hard to help us along.

221

00:22:38.610 --> 00:22:40.429

David: you know some things they won't bend on.

222

00:22:41.710 --> 00:22:47.179

carl: I was volunteering to be the focal point to get those permits, so that you'll know that we're clean on those.

223

00:22:47.500 --> 00:22:48.220

David: Okay.

224

00:22:50.640 --> 00:22:56.520

Ellyse Vosselmann: Alright. Wanna open it up to the floor for questions.

225

00:22:56.790 --> 00:22:58.680

Ellyse Vosselmann: Anything in the chat. Let's see.

226

00:22:59.080 --> 00:23:00.230

David: Hey! Cool.

227

00:23:04.930 --> 00:23:13.110

Ellyse Vosselmann: Oh, okay, thanks, Michelle. Any anybody have anything that they wanna chat about.

228

00:23:13.510 --> 00:23:15.080

ivar: I have something.

229

00:23:16.440 --> 00:23:26.499

ivar: so I understand from the beginning of the meeting. Now there looks like the the funding is coming in place, and you are waiting in, and you will show us some

230

00:23:26.740 --> 00:23:34.550

ivar: estimate. I understand. What is the time frame here from when you can, for instance, start the white box

231

00:23:35.210 --> 00:23:39.790

ivar: building 0 and and and N and M.

232

00:23:39.980 --> 00:23:46.950

ivar: So we know. Kind of have a timeframe here. I just wanted to try to understand is right. What! What are you estimating? There.

233

00:23:49.180 --> 00:23:50.860

David: Well, it's gonna take us

234

00:23:51.750 --> 00:23:59.449

David: start to finish, probably 30 days to do these buildings. The wall wall repairs on them the day. What we've we?

235

00:24:00.280 --> 00:24:16.839

David: We think the way we're looking at it right now. We're not gonna have to take a whole wall apart. We'll just take sections apart, you know, like a 4 by 4 block part here and a block there, and and we can make the stucco match, but start to finish 30 days, but once we get one

236

00:24:17.160 --> 00:24:18.470

David: condo unit

237

00:24:18.780 --> 00:24:28.539

David: framed up where the city will pass it, there'll be a crew in there finishing that one up while the wood crew. Framing crew is doing the rest of the building. Of course the stucco.

238

00:24:30.180 --> 00:24:30.680

ivar: Okay.

239

00:24:31.600 --> 00:24:36.499

michellemezaros: That's stucco. Does that answer your question, Ivart? Are you understanding what they're gonna have to do?

240

00:24:36.860 --> 00:24:51.549

ivar: Yeah, I mean, I have another project that's very similar. But what they do there they complete, and it's already completed. The white boxes completed. That is the basic thing, you know that they they put the insulation and they put the hang up the new drywall.

241

00:24:51.680 --> 00:24:59.039

ivar: and they detach the tubs and all that. So it's up to me then to do the finishing. So what I wanted to know

242

00:24:59.573 --> 00:25:11.140

ivar: actually is, when the white box is completed for those affected units. It's 30 days from now, so we can then go in and have the contract to do the rest.

243

00:25:11.140 --> 00:25:16.410

David: 30 days from now we will start on the white box. If all the way.

244

00:25:16.410 --> 00:25:16.790

ivar: And.

245

00:25:16.790 --> 00:25:17.480

David: Why are you

246

00:25:18.000 --> 00:25:38.979

David: insulation in right now? I can't go any further other than these inspections that Devin has going on this week. Nothing can be done until the walls are fixed. The city has red tagged the building. If you go on the records, it'll say failed inspection. We can't move any further after a failed inspection until the issues are taken care of.

247

00:25:39.220 --> 00:25:46.190

ivar: Yeah, but the old building. I understood that that was okay. Right? You were talking about the end building had a problem with the walls

248

00:25:47.050 --> 00:25:48.420

ivar: if I understood you right.

249

00:25:49.510 --> 00:25:50.980

carl: Thought I heard Devin say.

250

00:25:51.330 --> 00:25:51.679

Ellyse Vosselmann: Well.

251

00:25:51.680 --> 00:25:53.409

carl: Past inspection, completely.

252

00:25:54.400 --> 00:25:55.259

ivar: You mean.

253

00:25:55.510 --> 00:25:58.669

carl: It's and and it's ready to. So for Dave to pick up.

254

00:26:00.790 --> 00:26:01.890

ivar: Ready, for what?

255

00:26:02.090 --> 00:26:08.840

Ellyse Vosselmann: Did you understand, Dave? You, Dave? Can you clarify which buildings passed inspection, and which ones did not.

256

00:26:08.840 --> 00:26:09.780

ivar: Exactly.

257

00:26:10.830 --> 00:26:12.340

David: Yup building.

258

00:26:12.340 --> 00:26:15.100

michellemezaros: Talking, framing, inspection.

259

00:26:15.100 --> 00:26:24.169

David: Yeah, the frame inspection we did today was building M and building. N, so those 4 units in building M, they all failed.

260

00:26:24.560 --> 00:26:25.190

michellemezaros: Yes.

261

00:26:25.430 --> 00:26:31.389

David: Building. N unit 4 or sorry. 6, 47. It passed

262

00:26:31.650 --> 00:26:33.769

David: 6, 45 did not pass.

263

00:26:33.890 --> 00:26:41.120

David: We'll be doing building 0 next. But we need to get an idea of what the city wants from us in terms of.

264

00:26:41.120 --> 00:26:41.870

Ellyse Vosselmann: Let's see.

265

00:26:41.870 --> 00:26:47.149

David: What they expect to see frame wise. So only one of the units passed the frame inspection.

266

00:26:47.650 --> 00:26:53.959

michellemezaros: Okay. Now, the reason that unit passed is because that wall was replaced. And that's really.

267

00:26:53.960 --> 00:26:54.500

David: That.

268

00:26:54.500 --> 00:27:07.880

michellemezaros: That's the really affected wall in that particular unit. So I mean, from what we looked at all, will not pass until further work is done on those walls is my understanding. So just so. I've our understand.

269

00:27:07.880 --> 00:27:16.679

ivar: Yeah, but but they haven't started to to inspect the 0. Yet. This was Mnn. They haven't started at all. They don't know about. Oh, yet is that what I under? Is that correct?

270

00:27:17.500 --> 00:27:20.990

michellemezaros: Correct, but there is damage. So there's parts of it that.

271

00:27:20.990 --> 00:27:21.430

ivar: Happy enough.

272

00:27:23.710 --> 00:27:30.549

ivar: And what about the the air conditioned units for all for those that are damaged? Do we get that replaced

273

00:27:33.000 --> 00:27:35.190

ivar: the air conditioned units for all.

274

00:27:36.440 --> 00:27:36.990

David: Yeah.

275

00:27:39.770 --> 00:27:40.860

ivar: They were.

276

00:27:42.420 --> 00:27:44.509

ivar: Good evening, was the question.

277

00:27:44.920 --> 00:27:51.370

Ellyse Vosselmann: He wants to know if if the air conditioning will be replaced. If your air conditioning has not already been replaced.

278

00:27:51.680 --> 00:27:54.959

Ellyse Vosselmann: your air conditionings will be replaced.

279

00:27:54.960 --> 00:27:55.820

ivar: Okay.

280

00:27:56.160 --> 00:27:56.700

Missy Gaynor: Okay.

281

00:27:58.280 --> 00:28:04.459

Ellyse Vosselmann: Now, this is what Dave was talking about about the air handler and the

282

00:28:04.580 --> 00:28:09.130

Ellyse Vosselmann: and the copper tubing. Dave, you wanna expand on that because

283

00:28:09.810 --> 00:28:14.150

Ellyse Vosselmann: we know that Eva is not covering those 2 things. Am I correct.

284

00:28:15.820 --> 00:28:20.010

David: We're we're not sure if Fema is going to cover the opportunity at this time.

285

00:28:20.800 --> 00:28:22.439

Ellyse Vosselmann: And what about the air handlers?

286

00:28:23.390 --> 00:28:25.259

Ellyse Vosselmann: Definitely not correct.

287

00:28:27.110 --> 00:28:31.920

David: They are covering the air handlers if they got water on them.

288

00:28:32.830 --> 00:28:36.460

David: which several of the buildings the water was

289

00:28:36.780 --> 00:28:39.870

David: just under 4 feet tall. Thank you. And

290

00:28:40.970 --> 00:28:46.470

David: the engineer did note, and I have talked to James Britt that

291

00:28:47.200 --> 00:28:49.090

David: you know those will be replaced

292

00:28:49.320 --> 00:28:51.410

David: if they got water on them.

293

00:28:51.660 --> 00:28:53.320

David: so I don't have the count on that.

294

00:28:53.320 --> 00:28:53.940

Ellyse Vosselmann: I don't know.

295

00:28:53.940 --> 00:28:59.779

David: All of them. I know that not all of them got water on it, but I think 2 buildings they were complete.

296

00:28:59.780 --> 00:29:11.560

JAMES: David, do do we have? Do we? Do you have evidence of that?

Because the adjuster, who was there very soon after the the Flood said the highest he was able to record was 25 inches.

297

00:29:11.960 --> 00:29:24.179

David: Oh, well, you know, I got pictures of the water line on several of these air handlers on up on the windows. Of course this community has these low windows that are about 20 inches off the floor.

298

00:29:24.440 --> 00:29:28.499

David: so those should be replaced from a mechanical standpoint. But

299

00:29:29.628 --> 00:29:33.930

David: I do. We did see water lines up on those air conditioners.

300

00:29:35.050 --> 00:29:38.300

JAMES: Do we have? I'm just asking, do we have photographs

301

00:29:38.790 --> 00:29:41.280

JAMES: because we're gonna need it? Because he.

302

00:29:44.710 --> 00:29:55.860

Missy Gaynor: Hey, David? Missy Gaynor, I have a question. The electricity. Should we be having that turn back on at some point? Or how is that gonna work because mine is turned off.

303

00:29:56.270 --> 00:30:00.740

David: Yeah, I'll let everybody know, did you? You had it turned off through the Duke. Energy.

304

00:30:00.740 --> 00:30:02.280

Missy Gaynor: Yes. Yeah.

305

00:30:02.480 --> 00:30:07.130

David: Yeah, I'll let you know, you know. I'll let you know before we move in there and start.

306

00:30:07.920 --> 00:30:08.730

David: Oh.

307

00:30:09.170 --> 00:30:09.770

ivar: And.

308

00:30:10.290 --> 00:30:17.560

Missy Gaynor: Okay? And then what about the sliding glass doors? Are they being part of? They going to be replaced through Fema.

309

00:30:17.560 --> 00:30:21.150

David: I think that this this gentleman, Matthew, is

310

00:30:21.740 --> 00:30:23.920

David: like, I just got that at 9 o'clock this morning.

311

00:30:23.920 --> 00:30:28.069

JAMES: Yeah, just. I could probably have an answer for you. And then, if you give me a couple of minutes

312

00:30:28.670 --> 00:30:29.840

JAMES: to confirm.

313

00:30:30.120 --> 00:30:32.245

David: I'm sitting here looking at it.

314

00:30:37.110 --> 00:30:43.709

carl: And and one other question, while we're paused here, the people that have paid for their A/C units to be repaired

315

00:30:43.940 --> 00:30:50.500

carl: will they get reimbursed what they paid or will would schedule from, based on what Fema will pay.

316

00:30:51.550 --> 00:31:01.380

David: Right now, Fema, and I don't know about this property. Up the road they paid

317

00:31:02.120 --> 00:31:08.200

David: \$2,864 less the deductible.

318

00:31:09.370 --> 00:31:11.650

David: And so

319

00:31:12.300 --> 00:31:23.469

David: it turns out that it's somewhere around \$2,000. Now, that's on the other community. That's just them paying for the air compressor outside, and that's the initial

320

00:31:23.650 --> 00:31:35.059

David: swing at the bat. So obviously we can't put them in for that, as everybody well knows. And so we have to file a supplement to get more money. So

321

00:31:35.230 --> 00:31:42.429

David: what I would have to do is talk to Dan Greenberg about how much money we should give these people.

322

00:31:43.702 --> 00:31:48.900

David: And jay boat construction can can

323

00:31:50.450 --> 00:31:57.980

David: Or I guess at this point we haven't received any money from you guys. So Dan can write a check to these homeowners for reimbursement. But

324

00:31:59.710 --> 00:32:00.410

Ellyse Vosselmann: 14.

325

00:32:00.590 --> 00:32:03.899

David: It won't be, you know. It won't be what they paid.

326

00:32:03.900 --> 00:32:08.819

Dan Greenberg: Yeah. So yeah, you know, obviously, we have to have funds 1st once we have

327

00:32:08.990 --> 00:32:24.489

Dan Greenberg: funds in hand. That's when we can work with individual homeowners to try to get them paid for their out-of-pocket costs. But we start with what Fema has approved. So unfortunately, let's say you paid \$5,000 for your air conditioner, and we only got approved for 4,000.

328

00:32:25.210 --> 00:32:47.469

Dan Greenberg: That the funds received will only be 4,000, so you will receive that less than 10% fees. So you would receive \$3,600. Now, that doesn't mean Jim Britt. Your public adjuster can't go back to Fema in a supplemental round and show your invoice that you paid \$5,000. He can always ask for additional funds, but that's not guaranteed. So we get what we get

329

00:32:47.900 --> 00:32:53.119

Dan Greenberg: ultimately, and Jim will fight on your behalf to try to supplement, if necessary.

330

00:32:54.360 --> 00:32:58.909

ivar: So we are getting money from Fema and from Mitchell insurance from the insurance company.

331

00:32:58.910 --> 00:33:14.199

Dan Greenberg: Well, no, the the insurance company, no, no, Mitchell. Insurance is your agent. That's your broker. Your your flood policy is through a carrier. That's a pass through for Fema that really administers the nfip policy. So all the money is coming from Fema. The Federal Government.

332

00:33:14.370 --> 00:33:15.500

ivar: All for him. Okay.

333

00:33:15.500 --> 00:33:15.870

Dan Greenberg: Yes, sir.

334

00:33:19.630 --> 00:33:20.316

carl: Okay. Thanks.

335

00:33:22.860 --> 00:33:25.190

Missy Gaynor: Any word on those sliding goals, tours.

336

00:33:25.810 --> 00:33:37.329

JAMES: And building. Oh, they are paying for them. So I'm assuming, and I'd have to go. I'm going through each building. But they I'm building. Oh, they did pay for them, so I'm assuming that they did on all.

337

00:33:39.630 --> 00:33:40.080

Missy Gaynor: Okay.

338

00:33:43.100 --> 00:33:45.250

Missy Gaynor: and the windows. Is there any

339

00:33:45.850 --> 00:33:48.939

Missy Gaynor: any monies for those? Or how does that work

340

00:33:49.960 --> 00:33:52.820

Missy Gaynor: like? Dave said. They're not that far off the ground.

341

00:33:53.380 --> 00:33:56.690

JAMES: If they're touched by the water we could make claim for them.

342

00:33:57.890 --> 00:33:59.559

Missy Gaynor: They were touched by the water.

343

00:34:00.150 --> 00:34:06.310

JAMES: Okay? Then we could make one form. Yeah, the aluminum window picture fixed. I'm seeing.

344

00:34:06.310 --> 00:34:06.720

ivar: From the ground.

345

00:34:06.720 --> 00:34:11.089

JAMES: Specifically in. I believe this is the clubhouse.

346

00:34:11.090 --> 00:34:11.549

Linda's iPad: I got it.

347

00:34:11.850 --> 00:34:16.969

JAMES: Are paying for the windows.

348

00:34:18.000 --> 00:34:19.189

JAMES: The picture windows.

349

00:34:20.199 --> 00:34:21.419

Missy Gaynor: Okay.

350

00:34:21.820 --> 00:34:29.449

JAMES: And then that I believe this is I'm I've got 5 of these things I'm looking at, and I believe this is the clubhouse. So.

351

00:34:29.650 --> 00:34:33.674

David: Well, the clubhouse has about a hundred \$1,000 in sliders alone.

352

00:34:34.010 --> 00:34:35.960

JAMES: Yeah, in the pricing

353

00:34:36.900 --> 00:34:43.099

JAMES: is probably not going to be what you need it to be, but we'll get it to where it needs to be.

354

00:34:43.260 --> 00:34:44.620

Bob Tannura: Yeah. He's.

355

00:34:45.025 --> 00:34:45.340

Ellyse Vosselmann: Cool.

356

00:34:45.997 --> 00:34:57.829

JAMES: Say, is agreeing to pay \$3,500 approximately for those for those doors. So if there's.

357

00:34:57.830 --> 00:35:06.180

David: They're 8 feet tall, those are. Those are very expensive doors. Pgt, they're over \$22,000 a piece.

358

00:35:06.470 --> 00:35:09.350

JAMES: Okay. So we'll we'll address that on the supplement.

359

00:35:09.580 --> 00:35:10.300

David: Okay.

360

00:35:11.510 --> 00:35:19.250

ivar: Just a quick. What what about electricity in building? O, excuse me, electric city in building. O.

361

00:35:20.370 --> 00:35:21.399

Ellyse Vosselmann: What about it?

362

00:35:21.720 --> 00:35:27.350

Ellyse Vosselmann: Is there? Is there electricity? There, now, Dave.

363

00:35:29.510 --> 00:35:33.909

David: Yeah. Well, there's electricity running the building. I don't know why we didn't shut the power off.

364

00:35:34.020 --> 00:35:37.649

David: We shut it off at the boxes, but we didn't pull meters.

365

00:35:38.890 --> 00:35:42.300

ivar: Okay, so we have electricity. Then inside the unit.

366

00:35:43.390 --> 00:35:44.150

michellemezaros: Well, that's.

367

00:35:44.660 --> 00:35:48.041

David: Nobody needs, and any units turning on any power.

368

00:35:48.600 --> 00:35:50.570

michellemezaros: Right last week, when the.

369

00:35:51.086 --> 00:35:52.119

David: To do.

370

00:35:52.120 --> 00:35:57.980

michellemezaros: Plumbers were here, there was no electricity for them to tap into. So it must not be on. Yeah.

371

00:35:57.980 --> 00:35:58.840

ivar: Okay.

372

00:35:59.440 --> 00:36:01.000

ivar: No electricity.

373

00:36:02.670 --> 00:36:03.210

Ellyse Vosselmann: 100

374

00:36:08.003 --> 00:36:09.309
Ellyse Vosselmann: anything else.

375
00:36:11.120 --> 00:36:12.189
Ellyse Vosselmann: We're not going to say.

376
00:36:12.190 --> 00:36:13.690
ivar: Okay, so.

377
00:36:14.010 --> 00:36:14.330
Ellyse Vosselmann: Hello!

378
00:36:14.330 --> 00:36:21.630
ivar: So the numbers you were talking about that you got no approved for the funding. When will that? How will that be published to us now, so we can see.

379
00:36:23.080 --> 00:36:23.780
David: What's that?

380
00:36:24.040 --> 00:36:26.812
ivar: Those numbers that you just got now from the

381
00:36:27.280 --> 00:36:30.679
ivar: from the insurance for the funding. Do we get a do we get.

382
00:36:30.680 --> 00:36:39.590
David: As far as you know, that's as far as anything that's not associated with the homeowner.

383
00:36:40.840 --> 00:36:46.029
David: The numbers are irrelevant, so you won't see the numbers.

384
00:36:46.370 --> 00:36:58.410
David: If it's something you're involved with with, like, you know, kitchen cabinets, and how much? Then you'll get a number. But the rest of the work and work that doesn't involve the homeowner. The numbers are irrelevant.

385

00:36:59.400 --> 00:37:02.889

ivar: You are talking about for the homeowner, for the for the individual unit.

386

00:37:02.890 --> 00:37:08.309

David: That's up to Elise and Dan Greenberg and James Britt.

387

00:37:08.660 --> 00:37:15.349

ivar: Yeah, but that's something we have the right right to see, according to the according to

388

00:37:16.570 --> 00:37:21.800

ivar: real estate loss 700, and think, think it's 7, and do you only one.

389

00:37:22.050 --> 00:37:23.750

Ellyse Vosselmann: Dan, do you want to ask that.

390

00:37:24.970 --> 00:37:25.799

ivar: What is that?

391

00:37:26.430 --> 00:37:28.569

Ellyse Vosselmann: I'm asking Dan to address that. Please.

392

00:37:28.570 --> 00:37:29.480

Dan Greenberg: Yeah, can.

393

00:37:31.272 --> 00:37:39.429

carl: That it will list each unit what the allocation is per unit for the damages

394

00:37:40.420 --> 00:37:43.170

carl: they go down that granular. Or Jim might know that question.

395

00:37:45.470 --> 00:37:46.350

Joyce Dye: Man, hagggy.

396

00:37:46.460 --> 00:37:47.070

JAMES: Did you?

397

00:37:47.070 --> 00:37:49.430

JAMES: Someone just asked me a question.

398

00:37:49.430 --> 00:37:51.089

carl: But yeah, yeah, I'm in.

399

00:37:51.220 --> 00:38:00.439

Ellyse Vosselmann: Let me clarify, please. The owners are- are wanting to know if we will be publishing all of the

400

00:38:00.690 --> 00:38:03.497

Ellyse Vosselmann: what did you say? 88,000 line items.

401

00:38:03.810 --> 00:38:11.699

JAMES: That's up. Yeah, that's that's up to the board, I mean, I'll give anybody whatever they want, but it's up to the board.

402

00:38:13.070 --> 00:38:19.849

ivar: Yeah, but that's each owner's right. It's not up to the board. It's each owner's right. According to the Florida statute 7, 21.

403

00:38:20.170 --> 00:38:35.499

ivar: We all have a right and documentation to have access to those numbers, but that should be given, because not not everybody's going for full completion, and we go for white box, and then there should be an amount for each owner, for the ones that are not going with.

404

00:38:35.500 --> 00:38:37.060

David: Let me repeat what I said.

405

00:38:37.060 --> 00:38:37.490

ivar: Wait!

406

00:38:37.920 --> 00:38:44.989

David: Let me repeat what I said twice. That is up. That is, up to Dan Greenberg. Elish.

407

00:38:45.430 --> 00:38:51.680

David: Okay, Board, because any prices that I have that don't pertain

408

00:38:52.040 --> 00:39:13.660

David: to you after you're you've got your own company doing the rebuild. That's between you. What I'm doing is between me and my company. The the homeowners don't need to see that because you've had me sign an agreement stating I will do this job for insurance proceeds short or long. That's the way it is, and

409

00:39:14.380 --> 00:39:23.610

ivar: Yeah, but that's that you do the white. I mean, you are doing the white box. So a certain amount from that total insurance goes to the white box and to bold for doing that job.

410

00:39:23.610 --> 00:39:29.250

David: Divide it up, and Dan Greenberg and Elise and the board go over. How much money you're going to get.

411

00:39:30.610 --> 00:39:34.380

Ellyse Vosselmann: Dan, can you address? Can you address these issues?

412

00:39:34.930 --> 00:39:35.540

Dan Greenberg: Yeah.

413

00:39:35.780 --> 00:39:59.770

Dan Greenberg: yes. So the the you know, you're the owner's correct. These estimates are part of the official record of the association. They will certainly be distributed to all the members. The the issue is that they're not finalized and approved yet. So you have. You have draft estimates. They're not the final estimates as Jim Britt, your public adjuster, mentioned earlier. Those

414

00:39:59.770 --> 00:40:17.889

Dan Greenberg: those numbers are now with the carrier, and they're waiting for final approval. So the suggestion would be to wait until those numbers are finalized and funds are received, because then each unit will have an accurate estimate that's actually been paid. Everything right now is speculative. It's in draft

415

00:40:17.890 --> 00:40:42.340

Dan Greenberg: format. It's not going to help you, because those numbers may or may not be approved by the carrier or adjusted by the

carrier. So I do agree. On the one hand, everyone's entitled to their information. But right now the information is incomplete, so I would encourage everyone to wait until Jim Britt finishes his negotiation with the carrier, and we get back the finalized estimates, which again still are not even final.

416

00:40:42.340 --> 00:40:50.899

Dan Greenberg: because there's still opportunity to try to supplement them, but they'll be close. So if you can. Just wait a couple more weeks. And again, Jim, I don't know if you have a rough.

417

00:40:50.900 --> 00:40:52.459

ivar: Couple of couple of weeks.

418

00:40:52.460 --> 00:40:53.790

Dan Greenberg: Is that right, Jim? Though.

419

00:40:53.790 --> 00:40:56.250

ivar: That was submitted in March it was submitted in March.

420

00:40:56.250 --> 00:41:11.599

Dan Greenberg: Okay, well, I understand that. But you try to make the Federal Government move faster. You're barking at the wrong folks right now. So, Jim, what do you do? You anticipate that it's a few weeks before the desk adjuster finalizes the estimates and gets those back to us.

421

00:41:12.614 --> 00:41:15.880

JAMES: With our with the supplement requests.

422

00:41:15.880 --> 00:41:33.439

Dan Greenberg: No, even no. Well, I would say even just now, with the undisputed amounts, because we have not received any undisputed funds, we got an advance payment many months ago, and nothing else. So at what point will we have the undisputed estimates finalized.

423

00:41:34.510 --> 00:41:36.090

Dan Greenberg: or do we already have them.

424

00:41:36.390 --> 00:41:41.439

JAMES: The well, it's a process, and you know,

425

00:41:42.420 --> 00:41:46.539

JAMES: we've been working with David on getting the pricing correct.

426

00:41:46.720 --> 00:42:07.370

JAMES: Now we have to get it into a format in which we can. And I've not gotten the electronic version of this estimate that'll allow us to do that. I've asked. I asked Matthew for that yesterday afternoon. I've not received it. But to get the finalized. It's we're

427

00:42:08.320 --> 00:42:31.557

JAMES: I mean. It took them this long to get us, because where we are today for the like, I said earlier, they call it a wrap. It's a request for additional payment. They're in less of a hurry to get that resolved than they are in getting the initial estimates out. I know that's not a very optimistic view, but I. It's we don't have control over that

428

00:42:32.620 --> 00:42:43.430

JAMES: And we're still working with trying. David's trying to get this exterior wall. Damage covered.

429

00:42:44.058 --> 00:42:46.299

JAMES: And there's no guarantee that

430

00:42:46.510 --> 00:42:55.559

JAMES: that's that's gonna be kind of an uphill battle. But you know, so I I hate to not give you an answer, but I don't have an answer for you.

431

00:42:55.560 --> 00:43:04.589

Dan Greenberg: So right now, if if we were to provide an estimate to a homeowner, that estimate would be would be what the carrier's initial estimate.

432

00:43:04.590 --> 00:43:21.109

JAMES: Yes, and I think really the only thing that would be of any benefit to the unit owners is to see the owner finishes. I've been distributing them on some of the other communities. And that's really as David was saying, that's really the only thing that

433

00:43:21.360 --> 00:43:22.606

JAMES: you know.

434

00:43:23.843 --> 00:43:31.096

JAMES: you know, the unit owners can reflect on and and review to give their opinion on it. But

435

00:43:32.920 --> 00:43:36.590

JAMES: that's you know. But that's just my opinion.

436

00:43:36.590 --> 00:43:44.360

Dan Greenberg: Well, that would be, I guess, somewhat useful. Now, if if those figures are are even close to being

437

00:43:44.440 --> 00:44:13.080

Dan Greenberg: accurate, that is what most of the owners who you know, are interested in is is what that finished budget is. So they can make their choice of working with Jbolt, or potentially another contractor. So if you, if you feel like those numbers, are close, it's worthwhile to distribute whatever caveat you want to put on. That is fine understanding. It's not a finalized product. But I if there's something that we can distribute now, that's even reasonably accurate.

438

00:44:13.200 --> 00:44:15.010

Dan Greenberg: I don't have any problem doing that.

439

00:44:15.010 --> 00:44:16.309

JAMES: I mean, that's just.

440

00:44:16.310 --> 00:44:24.529

Dan Greenberg: Everyone on the call has to understand that this is still a work in progress, and you're getting an incomplete picture as to what it ultimately will be.

441

00:44:25.254 --> 00:44:36.280

JAMES: And they can. You know the board, or whoever can distribute? What I sent carl, he has the pdf version, of this. However, it's

442

00:44:36.590 --> 00:44:41.539

JAMES: not what I would prefer to to hand out, because it's it's

443

00:44:42.060 --> 00:44:52.069

JAMES: it's I could do it in a format. Once I get this electronic version. I could do it in a format. That's a little. It's a lot easier for the average person to read.

444

00:44:52.420 --> 00:45:13.430

Dan Greenberg: Yeah. And I would suggest that I I agree with that. And if owners can can wait, however long that that is, until you get something that's gonna be more easily digestible. I think that you'd certainly benefit from that. But anyone who wants the current raw data is welcome to it. I just don't know if it gets you exactly where you want to go.

445

00:45:15.440 --> 00:45:17.000

carl: Well, from.

446

00:45:17.000 --> 00:45:27.939

Dan Greenberg: Carl. You're welcome to distribute, though if someone asks for their estimate, you're welcome to give that to them. I think we've made our caveats known on the call. But you're welcome to distribute those to anyone who wants it.

447

00:45:28.070 --> 00:45:36.490

carl: Right. The do documents that I have. You know that from Jim. They're not granular enough per unit.

448

00:45:36.890 --> 00:45:42.179

carl: And I think that's what the owners are asking for is, how much is is Fema allowing for my.

449

00:45:42.590 --> 00:45:44.999

Dan Greenberg: Okay? Well, then, that's that's what Jim needs. Deal.

450

00:45:45.000 --> 00:45:46.439

ivar: That's what we need to know.

451

00:45:46.440 --> 00:46:06.130

Dan Greenberg: Okay. So if if that's what you need to know, then Jim needs a little more time because he he has asked for the the file from the adjuster, the the fema adjuster, and until he gets that he, he cannot work that through his tool to break that out into a more

digestible, accurate estimate per unit.

452

00:46:06.130 --> 00:46:23.619

Dan Greenberg: and it has been slow going. And so I appreciate that frustration. And this is what we're seeing everywhere across the board. This was a massive storm with tens of thousands of claims, and you only have so many adjusters. And they're all working multiple files. So it has been a painful.

453

00:46:25.010 --> 00:46:25.990

iPhone: Do so.

454

00:46:27.050 --> 00:46:39.179

ivar: But whatever what I'm saying is that all the affected homeowners, if they stick with both? No, for the completion, they will get their units back in the condition. It was all of them right.

455

00:46:39.180 --> 00:46:58.570

Dan Greenberg: Correct. So that's what. So Jabil has taken some risk here and and said we, they have committed to restoring the unit back to its previous pre-loss condition, based on whatever fema decides to pay. So they're they're taking some risk and giving the owners an option to say if you don't want to

456

00:46:58.570 --> 00:47:23.530

Dan Greenberg: worry about the payout and worry about finding your own contractors and all that stuff. They stand ready to restore the unit back to the pre-loss condition based on the amounts Fema pays because the program works, even though it's been terribly slow. Jim can attest. He's been through many, many storms and worked for many, many dozens of associations on flood claims. The money's always there. It's just a matter of.

457

00:47:23.630 --> 00:47:41.729

Dan Greenberg: you know, pull pulling it inch by inch from the carrier, and that is what he's doing. So yes, you're correct. Jable would happily rebuild all 10 of these units all the way through. If everyone wants to stick with them. But you you're not bound to stick with them after the white box. The problem is, of course, you don't.

458

00:47:41.730 --> 00:47:46.440

ivar: Yeah, that's exactly. That's exactly why I was asking for that information. Because.

459

00:47:46.440 --> 00:47:46.840

Dan Greenberg: That's it.

460

00:47:46.840 --> 00:48:00.040

ivar: We? We wanted to know what the white box will cost and what is doing that, and what will be left if we decided to do ourselves. So before we make a decision to go with both all the way, we would like that information which I think makes sense.

461

00:48:00.040 --> 00:48:29.079

Dan Greenberg: No, I don't disagree with you, and this has been really one of the more frustrating components of this whole process, where a lot of owners have had to just take kind of a blind leap and work with the retained contractor in order to stay on schedule. You know it's the unfortunate thing about this process is, on one hand, everyone wants to get home as quickly as possible understandably, but, on the other hand, there are so many delays built into the process that if if you're not willing to take a little risk

462

00:48:29.080 --> 00:48:34.779

Dan Greenberg: and commit to the contractor, it's gonna this is what you experience is.

463

00:48:54.660 --> 00:48:55.899

ivar: If you don't go.

464

00:49:12.340 --> 00:49:21.259

Dan Greenberg: Well, the type in. And yeah, I wish we could say something different. But as soon as Carl has that data, he can send an email out to the community.

465

00:49:21.260 --> 00:49:21.930

Ellyse Vosselmann: I am.

466

00:49:21.930 --> 00:49:22.970

Dan Greenberg: He broke.

467

00:49:41.480 --> 00:49:42.260

Missy Gaynor: Yeah.

468

00:49:43.160 --> 00:49:52.430

JAMES: Listen. we got lucky with Matthew. I know Elise isn't doesn't believe me, but Matthew actually had to go to bat on.

469

00:49:59.640 --> 00:50:02.790

JAMES: You have all removal.

470

00:50:03.762 --> 00:50:10.000

JAMES: Of the machine, I guess. So you know people

471

00:50:26.090 --> 00:50:34.730

JAMES: follow the rules that the nfip, or for the insurance company. The examiner works directly for the insurance company, and they have to follow.

472

00:50:36.020 --> 00:50:41.580

JAMES: He is this the reason? I don't know.

473

00:50:41.910 --> 00:50:49.039

JAMES: Nfip tells them how they can pay for a claim, and what to pay for and what not to pay for

474

00:50:55.950 --> 00:50:58.850

JAMES: the bat on some of these gray areas.

475

00:51:16.040 --> 00:51:17.529

carl: Is that correct or.

476

00:51:17.530 --> 00:51:19.539

David: No, that's not what I said at all.

477

00:51:19.540 --> 00:51:22.609

David: Okay, I I think I just wanna confirm.

478

00:51:22.970 --> 00:51:24.969

David: said there would not be a delay.

479

00:51:41.920 --> 00:51:51.729

David: Buildings had a trash in front of them. We're gonna move forward. We just I just want you guys to commit. And you guys are waiting for me to get you a number. I understand that. So.

480

00:51:57.720 --> 00:52:01.930

Ellyse Vosselmann: Commit to the community that- that the community will.

481

00:52:01.930 --> 00:52:02.600

David: Yeah.

482

00:52:03.130 --> 00:52:03.790

Ellyse Vosselmann: Take on!

483

00:52:03.790 --> 00:52:08.439

David: They're they're gonna have to be addressed. We can't get around it. We we tried.

484

00:52:08.740 --> 00:52:13.579

David: we tried, and we tried, and we can't. We're something's gonna have to be done. So.

485

00:52:13.820 --> 00:52:14.410

michellemezaros: And Miss.

486

00:52:14.410 --> 00:52:15.750

Missy Gaynor: Okay, no, that's fine.

487

00:52:16.040 --> 00:52:29.659

michellemezaros: I was there, and I'm pretty certain the Board would do nothing to hold any of this up, so as soon as Dave gets us the estimate. You know the worst case scenario again, it will be an assessment, and there's not much we can do about it.

488

00:52:29.660 --> 00:52:31.710

David: Yeah, okay.

489

00:52:31.710 --> 00:52:32.970

Missy Gaynor: All right. Thank you.

490

00:52:33.950 --> 00:52:34.820

David: Thank you.

491

00:52:35.250 --> 00:52:36.490

Ellyse Vosselmann: Any other questions.

492

00:52:36.490 --> 00:52:39.989

Joyce Dye: Yeah. Hi, this is Joyce. I got a quick question.

493

00:52:40.280 --> 00:52:58.240

Joyce Dye: Been up in West Virginia for the last few weeks, and I'm going to be back in Florida the end of June, beginning of July, and I know I had given David and Devin a list of some other things I wanted to have done. Does it seem reasonable? I might be able to get those estimates

494

00:52:58.490 --> 00:53:03.799

Joyce Dye: and meet with you like end of June beginning of July. Is that a reasonable timeframe.

495

00:53:03.990 --> 00:53:05.670

David: Absolutely joyce.

496

00:53:05.670 --> 00:53:09.420

Joyce Dye: Okay, great, thank you. And then the other thing was, and I can see now.

497

00:53:09.420 --> 00:53:09.840

Ellyse Vosselmann: I'm like.

498

00:53:09.840 --> 00:53:21.489

Joyce Dye: Little over ambitious. I went ahead and ordered appliances with a 3 month delay, and I don't think you guys are going to be ready by the end of July. So I think I'll go ahead and cancel them. For now is that

499

00:53:38.220 --> 00:53:38.910

Joyce Dye: okay?

500

00:53:38.910 --> 00:53:42.800

Ellyse Vosselmann: And we closer to the closer to the date that

501

00:53:42.930 --> 00:53:44.850

Ellyse Vosselmann: you know your 3 month period. So.

502

00:53:44.850 --> 00:53:47.679

Joyce Dye: Yeah, it's it's like the 3rd week in July. So.

503

00:53:48.110 --> 00:53:49.379

Ellyse Vosselmann: Don't do it right now.

504

00:53:49.840 --> 00:53:50.460

Joyce Dye: Yeah. And

505

00:53:50.570 --> 00:53:56.019

Joyce Dye: I just want to thank everybody. It's a lot of work you guys doing, and a lot of coordination. Thank you.

506

00:53:56.500 --> 00:53:56.870

ivar: Yeah.

507

00:53:57.522 --> 00:53:58.819

Ellyse Vosselmann: Thank you. Joyce!

508

00:53:58.820 --> 00:54:00.349

ivar: Great job. Great job.

509

00:54:00.920 --> 00:54:01.920

Missy Gaynor: Thank you.

510

00:54:07.170 --> 00:54:19.479

Ellyse Vosselmann: Believably patient, and we do appreciate it. This is a lot of coordination, and of course, you know, if you need anything from me, I am available all the time.

511

00:54:19.910 --> 00:54:22.019

ivar: Very fast. You are very fast, Alice. You are.

512

00:54:22.462 --> 00:54:25.560

Ellyse Vosselmann: Trying to be back on it, but.

513

00:54:25.560 --> 00:54:26.569

ivar: I love that.

514

00:54:26.930 --> 00:54:33.280

Ellyse Vosselmann: Everybody's been working really hard. And, Jim, thank you for pushing that, as I have been doing as well.

515

00:54:35.270 --> 00:54:39.220

Ellyse Vosselmann: Hopefully. You know, we won't need to go back for as much.

516

00:54:39.780 --> 00:54:41.820

Ellyse Vosselmann: These numbers will be pretty solid.

517

00:54:42.320 --> 00:54:49.360

JAMES: No, and again, it's probably going to be more pricing. I I've been going through the estimate as we've been talking, and you know

518

00:54:50.004 --> 00:54:57.559

JAMES: the error handlers, at least in building oh, have been paid for. Is it what

519

00:54:57.830 --> 00:55:06.809

JAMES: David needs to get paid? Probably not. But you know. That's that's why we submit a request for additional payment report.

520

00:55:10.900 --> 00:55:13.120

Ellyse Vosselmann: Alright! If there's nothing else.

521

00:55:13.800 --> 00:55:15.650

David: Thanks everybody. Thank you.

522

00:55:15.650 --> 00:55:16.740

Joyce Dye: Thank you. Everyone.

523

00:55:16.740 --> 00:55:17.849
Ellyse Vosselmann: Thank you. Everybody.

524
00:55:19.700 --> 00:55:20.350
Missy Gaynor: Okay.

525
00:55:21.450 --> 00:55:22.150
Ellyse Vosselmann: Why not?