

Question Report

Report Generated: 10/30/2023 11:20

Topic	Webinar ID	Actual Start Time	# Question
October Board and Annual Owners Meeting	875 8279 9487	10/22/2023 7:28	155

#	Question	Asker Name	Answer	Question Time
1	Are you up and running? I don't see any activity.	James Tessmann	yes we are	10/22/2023 9:03
2	need to know motioner and second	David Siktberg	Dave Z motion, Brett second	10/22/2023 9:08
10	Why hasn't this been prepared as a slide for this meeting? The date and time of the meeting has been known for quite a while.	Steve Rebach	live answered	10/22/2023 9:22
11	Current 7 day Treasury bills pay over 5 %. What are the sweep funds returning	Anonymous Attendee	The meeting is for owners only--we do not accept anonymous questions	10/22/2023 9:23
12	Had we not put on new roofs for \$200,000 been part of surplus which would lessen any assessments	john vary	live answered	10/22/2023 9:25
13	Do we have an estimate of how much of the reserves are committed for remaining to 2023 and 2024?	Timothy Mallinak	live answered	10/22/2023 9:26
14	With know expenditure's do to Ian that we know	Timothy Mallinak	live answered	10/22/2023 9:27
18	What year of insurance renewal in Brian talking about , prior to IAN or post IAN	Timothy Mallinak	live answered	10/22/2023 9:35

19	Are the last two columns suppose to be "2022-2023" and "2023-2024"?	Brandon Dietz	Yes that is a typo--- thanks for catching that	10/22/2023 9:38
20	We received \$ 500 K from flood insurance. Did we receive any other insurance payments? If so, how much?	Steve Rebach	live answered	10/22/2023 9:40
21	Can it be explained why the middle building flood coverage is the same for the middle building and the south building?	Brandon Dietz	The middle building flood is \$799K vs. south building @ \$500K	10/22/2023 9:42
22	what is our ordinance and law coverage	john vary	live answered	10/22/2023 9:42
23	I mean similar, sorry.	Brandon Dietz	Middle building is within requirements for the time it was built and withstood the storm, It also has fewer units than the north building	10/22/2023 9:43
24	Great point David Z about the past history of the south building by owners vote prior to IAN	Timothy Mallinak	thanks!	10/22/2023 9:43
25	what was our coverage on the policies which were cancelled in July 2022 for Ord and Law and flood per building	john vary	Same John--we have always been limited to \$500K for flood by FEMA, etc. that was a known issue when we decided not to rebuild the south building.	10/22/2023 9:44
26	is the policy Dave is talking about the 23-24 policy?or the 22 -23 policy	john vary	live answered	10/22/2023 9:45

27	Remind everyone that prior to the 1M renovation , I seem to remember that e could get any insurance coverage at all vs 500,000 coverage currently	Timothy Mallinak	live answered	10/22/2023 9:46
28	so we had contents coverage for the flood?	john vary	live answered	10/22/2023 9:47
29	Define building 1, 2, 3	Timothy Mallinak	live answered	10/22/2023 9:50
31	What is the difference on the two south building items again	Timothy Mallinak	live answered	10/22/2023 9:53
32	Are we going to get contents insurance on North and Middle	Patricia Faulk	live answered	10/22/2023 9:53
33	First line is then properly then	Timothy Mallinak	are you talking about prior slide	10/22/2023 9:53
34	No Mold?	Patricia Faulk	in south building?	10/22/2023 9:55
35	If there was no water damage inside ... what impacts did no power/HVAC have on mold, etc damage?	Cynthia Meskauskas	live answered	10/22/2023 9:55
36	Where does the pool equipment insurance coverage fall under , if any ?	Timothy Mallinak	live answered	10/22/2023 9:55
37	in the NORTH building?	Cynthia Meskauskas	No issues in other buildings	10/22/2023 9:56
38	north building	Patricia Faulk	live answered	10/22/2023 9:57
39	Was there any flood damage to 2nd floor of south building?	Arnold Dutcher	live answered	10/22/2023 9:57

40	If the content of the south building was fairly new from the renovation expenditure just less than a year earlier, why is taking so long for the insurance carrier to pay the \$500,000 claim. Should we not have good documentation from the renovation	Timothy Mallinak	live answered	10/22/2023 9:59
42	how much damage to the south building was caused by wing prior to the surge?	john vary	live answered	10/22/2023 10:03
43	None? But there was winde damage to the centerans north buildings? How Is that possible	john vary	Only wind damage was the roof, which we have already explained	10/22/2023 10:04
44	soyou are saying that there was no wind before the surge	john vary	pusurant to the insurance adjuster--yes	10/22/2023 10:07
45	We seem to keep hearing that the pool equipment delivery was imminent and then delayed. It's seems this was the same status update back in August .	Timothy Mallinak	You are correct, we are equally frustrated with the supply chain issues that have held this up. Management has been in constant contact to get the equipment ASAP as Brian just mentioned.	10/22/2023 10:08
46	Can the middle and north building open if the elevator is not operational?	jerome lebert	live answered	10/22/2023 10:10
47	a temporary elevator could be installed for about \$20,000. Has that been considered	john vary	live answered	10/22/2023 10:13

48	Can we sign a waiver or something to say that we would be willing to come without the elevator open?	Brandon Dietz	live answered	10/22/2023 10:13
49	As for the elevator, we were told that the elevator supplier was changed /selected based on doing install 9 months vs 12 months from contract selection. We are now 12 months post IAN with no elevator yet. Did we do any do diligence on checking on the history of this elevator supplier history/reviews prior to making that contractor selection commitment?	Timothy Mallinak	live answered	10/22/2023 10:14
50	Do they have any sort of estimated delivery date?	Brandon Dietz	Similar to the pool equipment, we are constantly in contact, but subject to supply chain, etc. issues beyond our control. Managment has done a ton of work on facilitating this ASAP. We hope to have it soon as Brian indicated.	10/22/2023 10:15
51	check the internet , numerous vendors at that price and at \$20000 not that expensive	john vary	noted. thanks!	10/22/2023 10:16

52	Okay, are we calling the elevator supplier every week on a status update then ? If so, who has this responsibility to make this call? The squeaky wheel does seem to help sometimes to get things done sooner than later .	Timothy Mallinak	yes, but there a alot of squeaky wheels out there Tim--this has affected many facilities. Sarah has been the POC on this and calls weekly.	10/22/2023 10:17
54	I work ata Dept of Energy site and even after the pats delay there will probably be a delay as at least in my area there are a lack of techs.	john vary	agree	10/22/2023 10:21
55	The temps come with installers	john vary	not sure what you are asking on this one.	10/22/2023 10:21
56	nothing , just pointing out thT temp would have been and may still be a temp remedy to consider	john vary	understood--thanks!	10/22/2023 10:34
57	If you build the hybrid, and the existing building gets destroyed in the future, how will you be able to rebuild it to todays code heights???	Ray and Annette Neice	live answered	10/22/2023 10:41
58	Would we have to take down the new build to raise the old building?	Ray and Annette Neice	live answered	10/22/2023 10:45
59	It sounds like we want to proceed with the initial plan, but that we are just stuck in permit land. Do we have renderings to see?	Brandon Dietz	live answered	10/22/2023 10:49

60	So are we taking the risk that if the existing 2nd floor gets wiped out that we will have to destroy the new floor to meet the height requirements like we did with the fire North building	Ray and Annette Neice	live answered	10/22/2023 10:51
61	That is a HUGE risk for the future	Ray and Annette Neice	live answered	10/22/2023 10:52
62	The Hybrid Model wil still only raise the residential part to approximately 8 feet. Aren't we required to be 15 feet above ground level?	Steve Rebach	live answered	10/22/2023 10:53
63	What height would the new south building be installed at , the same as middle 1sr Floor, north 1sr floor, or somewhere different or Unkown?	Timothy Mallinak	whatever the standard is when that would happen.	10/22/2023 10:53
64	The height of the current second story is not as high as the fire building that we were required to go to.	Ray and Annette Neice	live answered	10/22/2023 10:55

65	<p>Why would we not build the new south building floor to the Same as the north 3rd floor so to have contingency to future rebuild the old 2nd existing floor should a future hurricane destroy the older and lower south 2nd floor ? This would potentially save future capital since the old south 2nd floor doesn't meet the current FMB height elevation standard because it was grandfathered. This would slightly increase the cost of the hybrid rebuild, but a huge future benefit given the next hurricanes</p>	Timothy Mallinak	live answered	10/22/2023 11:01
66	<p>you have done alot of good background work but still some questions - RE building costs total replace vs hybred and insurance costs/ availability for both hybrid and total replacement what are the estimated total \$\$ involved and what is net that we will be assessed per unit week?</p>	john vary	live answered	10/22/2023 11:01

67	<p>am I correct in assuming that the new 3rd/1st floor would be built on stilts and independent of the existing 2nd floor building ... so that 2nd floor could be destroyed/demo'd and new construction (if no damage) would be relatively unaffected?</p>	Cynthia Meskauskas	live answered	10/22/2023 11:04
68	<p>hmm, guess I missed the number of \$\$ etc as only general answers I only heard general answers</p>	john vary	live answered	10/22/2023 11:07
69	<p>They would not let us rebuild the 2nd floor because it would not meet height requirements. Meaning we would have to destroy the new one we are building also. :(Pleaseeeeeee think about the future risk.</p>	Ray and Annette Neice	<p>That is not known at this time and would depend on particular circumstances at the time, just like all of our buildings--there is always risk, but we believe, if approved, this is the best plan for the Association and our members.</p>	10/22/2023 11:07
70	<p>Is the board confident that the south building contractor will allow both the north and middle buildings to remain open while the south building is under consruction/</p>	Arnold Dutcher	live answered	10/22/2023 11:08

71	I may have missed this, but technically with the hybrid solution would be a new building, is that correct? If so, how is it grandfathered in?	Brandon Dietz	live answered	10/22/2023 11:09
72	What is the thinking /plans for a CBC office location while construction of the south building hybrid rebuild construction phase ?	Timothy Mallinak	live answered	10/22/2023 11:11
73	Had computer issue, can you do a small recap of south or is nothing set in stone yet?	Annmarie Sapp	live answered	10/22/2023 11:15
74	Elaborate more on pool top coat damage ?	Timothy Mallinak	live answered	10/22/2023 11:16
76	Can you talk about green scape around the pool? Gardens tree etc.	Danielle Nekoda	live answered	10/22/2023 11:19
77	I know there is plenty to be done and this isn't a priority but in the future it would be nice to have a live cam that any of the owners could click on within the website to see live footage of CBC and the beach. Just a thought.	Anonymous Attendee	The meeting is for owers only. We do not take questions from anonymous persons. thank you.	10/22/2023 11:21
78	Will these three independent info site be in the minutes for all the owners to know the specific address/website addresses that David just referenced?	Timothy Mallinak	live answered	10/22/2023 11:22
79	Question above is from me.. didn't mean to send annon	Rose Overpeck	live answered	10/22/2023 11:22

80	what does sweep account pay? 7 day T bills pay over 5 %I doubt you would need money quicker that that	john vary	live answered	10/22/2023 11:24
82	Settlement account had over \$600K inOctober. Now \$346K where was tat money spent	john vary	live answered	10/22/2023 11:25
83	Put this all in the q&a please from David	Timothy Mallinak	live answered	10/22/2023 11:25
84	if it is possible to place Cdocuments on alternative websites, why can't these documents be placed on the CBC site?	James Tessmann	One of the challenges is size but we will have a better answer when we post these at the end of the week.	10/22/2023 11:27
85	Is there a reason that we never open up TJ's position to others even after multiple complaints?	Ray and Annette Neice	live answered	10/22/2023 11:29
86	Can you share with us what that percentage is being recommended to come back to the association from future owner vs HOA sales ?	Timothy Mallinak	live answered	10/22/2023 11:30
87	Someone else may even give you a better deal	Ray and Annette Neice	thank you	10/22/2023 11:31
88	so a private sale a percentage has to go to CBC?	Alison Cote	live answered	10/22/2023 11:31
89	Speaking of revenue, has more thought been put into the process on reobtaining delinquent units over 5 years (those that have not paid their maintenance fees for the 5 years)?	Brandon Dietz	live answered	10/22/2023 11:32

90	Will we restrict how much TJ can charge for the "closing" transaction? This proposed change could just be passed onto the seller/buyer . Is there anything in this contractual agreement with TJ?	Timothy Mallinak	live answered	10/22/2023 11:33
91	Thank you David Z ! Good job with your committee	Timothy Mallinak	live answered	10/22/2023 11:36
93	Have we seen an increase in delinquent account from 2022 to 2023 maintenance fees since IAN and CBC being temporarily closed?	Timothy Mallinak	live answered	10/22/2023 11:38
94	Can you Quantity percentage increase please	Timothy Mallinak	live answered	10/22/2023 11:39
95	Is there any process for an owner to forfeit a unit such that the association can sell the unit sooner	Arnold Dutcher	live answered	10/22/2023 11:43
96	Great job today to all CBC boar members. Thank you	Timothy Mallinak	thanks!	10/22/2023 11:44
108	we are muted by host	Patricia Faulk	only board members are able to speak,however, you can enter any questions in this chat box and we will address-thanks!	10/22/2023 13:04
109	No slideshow.	Connie Shank	There is not a slideshow for the annual meeting	10/22/2023 13:04

110	Patricia Faulk here please allow	Patricia Faulk	You will have to use the chat messaging for questions--it is too difficult to accomodate all persons online and we would want to be fair to all. Thanks for your understanding	10/22/2023 13:04
111	cant see the slides if there are any	Brandon Dietz	No, not for the annual	10/22/2023 13:05
112	Who's talking now?	Jody Bertolo	live answered	10/22/2023 13:09
113	We love the board!!	Connie Shank	appreciate your support!	10/22/2023 13:17
114	The chat function for this zoom meeting is still disabled for the owners .	Timothy Mallinak	Ah. I should have said use the Q&A button--my apologies	10/22/2023 13:18
115	No worries, just need that clarification	Timothy Mallinak	live answered	10/22/2023 13:19
116	The Board meeting was awesome and I commend all of the members for a fantastic job !! Thank you	Patricia Faulk	thank you!	10/22/2023 13:19
117	Awwww we didn't get Sarah's emotional outburst on the recording?	Jamie Ferrie	live answered	10/22/2023 13:20
118	Can you refresh my memory and provide the maintenance fee for the prior year? Thank you.	Stephen Sekac	live answered	10/22/2023 13:20
119	IF the north and middle buildings open- any chance there will be grills available???	Jody Bertolo	live answered	10/22/2023 13:20

120	Sarah you are fantastic ! I live in Ft Myers and am willing to come and help with anything to get these open ASAP.	Patricia Faulk	live answered	10/22/2023 13:22
121	If the spread of misinformation is a problem then why not place the accurate information on the CBC website? If the website is too small then why not place links to the sanctioned alternative websites on the CBC website.	James Tessmann	live answered	10/22/2023 13:27
122	Will owners be able to set up payment plans without penalties?	Ellen Selmer	live answered	10/22/2023 13:30
123	Congratulations to Sarah, Patrick, and John.	Arthur Hagen	Thank you	10/22/2023 13:31
124	Why are we holding off to purchasing /acquiring the pool chairs and tables?	Timothy Mallinak	live answered	10/22/2023 13:32
125	why are we unable to see the chat questions?	James Tessmann	live answered	10/22/2023 13:33
126	was that question regarding payment plans without penalites in regards to maintenance fees or assessments	Cynthia Meskauskas	live answered	10/22/2023 13:33
127	Identity yourself	Timothy Mallinak	live answered	10/22/2023 13:33
128	What is or will be the status of internet? Thanks- you guys are the best!	Jody Bertolo	live answered	10/22/2023 13:35

129	I agree, what input was gathered by the owners for the redesign of the pavers around the pool area	Timothy Mallinak	live answered	10/22/2023 13:36
130	Not \$550 a night - we are not Margaritaville	Patricia Faulk	live answered	10/22/2023 13:40
131	Very difficult to understand Sara with this gentleman talking over her!	Ellen Selmer	live answered	10/22/2023 13:41
	Did not hear most of that conversation.			
132	It seems that renderings might be a reasonable ask even before city approval.	Matthew Roorda	live answered	10/22/2023 13:42
135	Are we still able to deposit our weeks into the Platinum Exchange in 2024?	Anonymous Attendee	you will have to identify yourself--owners only-- thanks	10/22/2023 13:45
136	Is it a safe assumption that we can not expect a special assessments be added now till the next fiscal 2025 year when the board decides on maintenance fees in 2025 and knows more of the south building rebuild direction ?	Timothy Mallinak	live answered	10/22/2023 13:47
137	For people who own in the south building, if we want to use rooms available in the other units in the north and south buildings will there be a charge?	Jeffrey Clawon	live answered	10/22/2023 13:48
138	Could you place current images of the beach area on the CBC owners website?	James Tessmann	live answered	10/22/2023 13:50

139	Sorry! Didn't know I sent that anon.	Jamie Ferrie	can you resend the ? thanks	10/22/2023 13:50
140	Probably as soon as it is needed	Patricia Faulk	live answered	10/22/2023 13:50
141	What is the estimate for the south building hybrid?	Connie Shank	live answered	10/22/2023 13:51
142	obviously the city has to approve the hybrid plan, does FEMA also need to formally approve - you said at earlier meeting they had seen it informally? seems that could take cause a further delay?	Cynthia Meskauskas	live answered	10/22/2023 13:52
143	Is there a plan to place another opening (gate)to the pool area for easier access to/from the middle building , on the side of the present elevator?	Mark Louis	live answered	10/22/2023 13:53
144	\$\$	Connie Shank	live answered	10/22/2023 13:53
145	Are we still able to deposit our weeks into the Platinum Exchange in 2024?	Jamie Ferrie	live answered	10/22/2023 13:53
146	Is there one gated added from parking area under the middle building ?	Timothy Mallinak	live answered	10/22/2023 13:56
147	Will there be bathrooms available downstairs?	Jeffrey Clawon	live answered	10/22/2023 13:56
148	Has there been an update on the elevator?	Nita McNealy	We are just waiting on parts	10/22/2023 14:00
149	So do you think we can stay in our unit November 25 Week 47? North Bldg	Patricia Faulk	We do not yet know but sure hope so	10/22/2023 14:00
150	Hear! Hear! This board has done a great job.	Jamie Ferrie		10/22/2023 14:00

151	last up on CBC.org / IAN was from February 2023 ... maybe a link here to board meeting agenda/minutes? Also update with some of the pics shown at today's earlier meeting. AND THANK YOU ALL SO MUCH	Cynthia Meskauskas	10/22/2023 14:00
152	We appreciate all the BOD members have done for the owners through these very difficult and challenging times. Thank you.	Timothy Mallinak	10/22/2023 14:01
153	Is there a chance to have a gate near the North elevator?	martha gentry	10/22/2023 14:01
154	When will we be able to stay in unit	Patricia Faulk	10/22/2023 14:01
155	Thanks	Patricia Faulk	10/22/2023 14:02