

Redington Place Board Meeting November 24th Meeting Minutes

Meeting called to Order

Quorum was Established

All Board Members were in attendance

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# 1. Construction & Permitting Strategy

## Temporary “Storage Rooms” Approach

- Consensus reaffirmed: proceed with architect/engineer to classify the two former bathroom spaces as **Storage Room 1 & 2** for permitting purposes.
- This allows:
  - Faster construction approval
  - Full footing poured immediately
  - Avoiding delays while the variance request is processed

## Town Relationship

- Town building inspector has confirmed this path is acceptable.
  - Attorney input indicates this is a logical workaround while still positioning the board well for a variance approval.
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# 2. Variance Application & Concerns

## Board Discussion

- There is unanimous agreement to **keep the current architect and engineer** to answer the town’s 11 technical questions.
- Multiple board members expressed concern that:
  - The architect/engineer perhaps *should* have known local code requirements initially.
  - However, restarting the engineering work would cause **6–12 months of delay** and is not recommended.

## Local Attorney vs. Becker Attorney

- Several members emphasized value in using a **local attorney experienced with Redington Beach**, not just a public-affairs attorney in Fort Myers.
- Key reasons:
  - Local counsel may have credibility with the special magistrate.
  - They understand city staff, past variance patterns, and common pitfalls.
  - Similar to engineering, local expertise carries significant advantage in hearings.

## Action Plan (Consensus)

- **Architect/Engineer** will answer the 11 questions immediately.
  - **Sue** will consult **Jack Boziak** (longtime area architect) for:
    - Independent review of the engineer's responses
    - Recommendations on local attorneys
  - The board will **pause engagement** with the recommended Becker attorney until a local option is explored.
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## 3. Pool Opening, Bathrooms & Health Department Clarification

### Question Raised

- Contractor suggested the **Health Department may not allow the pool to open without restrooms**, even temporarily.

### Board Discussion

- This could significantly affect owner frustration if true.
- Mike noted preliminary research showing *shared community pools under 50 residents* may be exempt.
- Board agreed:
  - This must be confirmed directly with Health Department.
  - Better to have definitive information before the magistrate hearing.

### Action

- **Rob** will contact the **Health Department** for clarification.
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## 4. SBA Loan Status

### Update from Rob

- SBA added extensive documentation requirements (invoices, estimates, canceled checks).
- Two options discussed with SBA:
  1. One final large distribution requiring onsite inspection (slower).
  2. A **\$500,000 partial distribution now** (faster).
- Rob accepted the **\$500,000 disbursement** option.
- Expected timeline: within **~2 weeks** (SBA pace historically slow).
- Remaining max loan available was ~\$1,050,000; unused funds can be parked in interest-bearing accounts until repayment.

## Financial Risk

- If SBA delays continue, the Association may face cash shortages for near-term vendor payments.
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# 5. Backup Plan: Special Assessment

## Discussion

- Due to SBA uncertainty and upcoming large payments to vendors (e.g., BMS Cat):
  - Board considered preparing a **\$5,000 per-unit special assessment** as a contingency.
- Timing Requirements:
  - 2 weeks minimum notice
  - 1-month minimum payment window
  - Realistic collection: some owners will pay immediately, easing short-term cash flow

## Decision

- **Motion passed to:**
  - Initiate the **2-week notice** for a **\$5,000 special assessment**
  - Assessment will **automatically be canceled** if SBA funds arrive in time

## Actions

- **Rob** will email Scott the formal description and language.
  - **Scott** will prepare the meeting notice and documentation.
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# 6. Vendor Payments & Liens

- Pyramid (defense company) invoice revised to ~\$35k.
  - Lisa has cut the check; awaiting final release of lien via affidavit.
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# 7. Insurance Updates

- No renewal quotes yet—markets typically provide them within 30 days of renewal.
- Renewal date: **December 30**.
- Flood insurance:
  - Recently renewed (Oct 3)
  - Cost increased only slightly
  - Coverage remains largely ineffective for most units except waterfront ground floors
- Scott confirmed updated declaration pages have been distributed.

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## 8. Additional Updates

### Property Tax Reductions

- A resident (Diana Gilmore) contacted the county to request tax abatement for her father's unit.
- County subsequently **reduced assessed taxes for the entire building** by approx. \$1,000 per unit.
- Board members expressed appreciation and discussed thanking her personally.

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## 9. Closing Notes

- Board members thanked Mike and Rob for extensive work on the loan process and city issues.
- Members agreed the project is now moving in the right direction.
- Scott will send the AI-generated summary once processed and will do for every meeting.
- Meeting adjourned.