



Emergency Board Meeting Minutes for Saturday, June 10, 2017 at 3 PM

The meeting was called to order at 3:08 PM

Board members present:

- Ben Brown - President
- Bruno Pittini – Vice President
- Eli Caraballo-Triado – Treasurer
- James McPeak – Secretary
- Charles Commons - Absent

Staff present:

Tonia Bascom

Others Present:

The Hamptons at Brandon Condominium Legal Counsel S. Brown

Billy Martin, Comegys Insurance Representative

Charlie O'Connor, BELFOR Property Restoration

Michael Coleman, Bay Area DKI

Chris

Condo owners present:

Sign in Sheet on file in the COA Office

The meeting was called to order by Ben Brown at 3:08PM. B. Brown explained the purpose of the emergency meeting was to discuss the fire that took place at building eight (8) during the early morning hours on Tuesday, May 9, 2017, and to select a company that will take charge of the rebuild of building eight (8).

Brown shared that building eight (8) sustained major fire and water damages and that four of the units have major fire damages. During the fire, buildings seven (7) and thirteen (13) were evacuated by fire fighters, and that a door at building thirteen (13) was kicked-in by the fire fighter to ensure that the unit was empty of its resident and that Building seven's (7) siding was damaged from the fire.

Brown stated that The Hamptons at Brandon Condominiums is properly insured and he explained what damages would be covered by the association's insurance and what damages each unit owner of building eight (8) would be responsible for. Brown told the owners that were present the per the association's insurance company that each of the unit owners will be required to contract with a License General Contractor to complete the build out of his/her unit.

B. Brown made a disclaimer that although he and the association's legal counsel shares the same last name, that they are in no way related to one another.

B. Brown shared the report from the Fire Department listed the cause of the fire as undetermined. He shared that the insurance company for the association has completed its investigation and rule the fire as an accident. M. Surujbali asked Brown for a copy of the fire report and Brown shared the association insurance company would not be providing a copy. He restated that the fire was ruled as an accident.

B. Brown then turned the floor over to Billy Martin:

**Insurance** – B. Martin, the representative with Comegys Insurance shared that the Association's Insurance would be responsible to rebuild building eight (8) from the exterior through the unfinished interior to include any partition walls that were original to the building. Martin stated that each owner without insurance would be responsible for their own personal effects that are not covered by the association's policy at his/her expense.

B. Martin discussed the importance of **every** unit owner properly covering their unit with insurance (HO6 Policy). He shared that with the HO6 Policy, the unit owner(s) is responsible for maintaining Insurance designed to cover the floor coverings, wall coverings, ceiling texture, cabinetry, countertops, fixtures, appliances and any personal effects. This policy would also cover personal liability for those responsible for causing damage or injury to others. Loss assessment reimbursement and money to move into temporary housing in the event of a loss is also available in most policies. Martin also shared that it's important that every tenant have rental insurance and that the rental insurance covers the tenant's personal belongings.

B. Brown shared that the Association had received two bids for the rebuild of building eight (8) and to replace the damaged siding at building 7. The two companies were BELFOR Property Restoration and Bay Area DKI. B. Brown allowed time for both companies that presented their bid's an opportunity to discuss the bid with the association and owners who attended the meeting. He then asked that the team with Bay Area DKI step out of the room so that the representative from BELFOR Property Restoration could discuss their bid.

C. O'Connor Senior Estimator Large Loss Specialist was the representative for BELFOR, he shared his bid for the job is \$648,553.42, this price includes the demolition and the rebuild of building eight (8). However, the price does not include what the owners are responsible for to complete the rebuild of his/her unit. C. O'Connor stated that it will take approximately two months for the permits and approximately five months to rebuild building eight (8) back to its original form. O'Connor said that the weather will be a huge factor on timing. He shared the building must be rebuilt to the current code, this would include the electric, plumbing and air conditioning. He shared that if all eight unit owners were to allow BEFOR Restoration to complete their units that they would receive a price break.

C. O'Connor said that he would provide references if requested O'Connor stated that once the permit(s) are approved, that the demolish would begin right away and that the trusses would take about 60 days to be delivered. O'Connor stated that he would be the project manager.

B. Brown questioned if the electric and plumbing would be replaced from the ground up? O'Connor was unable to answer that question until there is an actual assessment the damages and with limited access to the units he could not answer that question.

B. Brown questioned O'Connor about the price of the bid, he stated that he reviewed the report from MKA (Architecture Review) and that his bid included all of the what ifs and that he would not ask the association for additional funds. C. O'Connor restated that his bid is all inclusive.

S. Brown Association Legal Counsel ask if building eight (8) would be completely demolished and rebuilt?  
C. O'Connor said no. S. Brown asked why not? O'Connor replied that it not necessary.

B. Brown asked if anyone else had any additional questions for C. O'Connor, they replied no. C. O'Connor was given the okay to leave.

Brown provide a 2-minute recess before Bay Area DKI returned to the office.

Bay Area DKI was represented by Michael Coleman, CG, Vice President and by Chris Ernest Account Manager. M. Coleman was the presenter for DKI.

M. Coleman shared that his bid for the job is \$566,952.94; Bay DKI's bid breaks down as follows:

- ❖ Demolition is \$69,817.08
- ❖ Rebuild is \$497,135.86

This price includes the demolition and the rebuild of building eight (8). However, the price does not include what the owners are responsible for to complete the rebuild of his/her unit. M. Coleman shared that at the time they submitted their bid, that they had not received the report from MKA and that their bid would need to be updated once they had an opportunity to review what was stated in the report. He shared that building eight (8) must be rebuilt to the current code and this would include the electric, plumbing and air conditioning.

M. Coleman stated that once the permits were approved, that the demolition would begin right away and once it was completed then the inspector would need to revisit the property and do an inspection of their work before they would be allowed to begin the rebuild, but once the inspector signed off on the demolition that it would take them four to five months to rebuild building eight (8) depending on the weather and that it would take another six weeks to complete the interior of the eight damaged units. He stated that most of the work in the units would be done simultaneously as the rebuild of building eight (8), providing that the eight unit owners chose his company to complete the finishes of their units.

He stated that a price break would be given to the eight unit owners if they all were to select Bay Area DKI. Coleman gave a disclaimer, that the eight owners would need to make a decision now so that when materials are being ordered they are able to purchase them in bulk and this would allow the savings to be passed on to the unit owners. He said that he would have a few samples choices that the owner would be able to choose from for the finished to their unit but if everyone wanted something different it would be difficult for him to purchase the necessary items at a savings. Coleman stated that regular project updates would be provided.

B. Brown asked M. Coleman how long would it take his company to review the MKA report and update their bid. He replied, that he needed until Wednesday, June 14, 2017; and that he would email the updated bid to T. Bascom.

S. Brown Legal Counsel, ask several questions:

- ❖ How much did Coleman expect their current bid to increase by? M. Coleman said by \$125,000, but he had to review the report first to be able to make an accurate statement.
- ❖ Will the entire building be demolished? M. Coleman said no that there is no reason to level the building to ground and start over.
- ❖ How long would it take to complete the individual units? Coleman replied that it would take about six weeks.

B. Brown asked if the Board of Directors or owners had additional questions for Coleman, there were no further questions asked so Coleman was excused to leave.

Once both companies had presented and discussed their bid, the Board of Directors and owner deliberated, Brown shared that the association insurance company would be overseeing the project and that they would be holding the chosen company accountable for their work. This would include all time lines and deadlines.

Brown said that Association was advised not make its decision on which company to choose based on the bid alone; but the association needed to make a decision on which company they felt that they could work with because at the end of the day that we (the association) would be “married” to this company for a minimum of 10-months. So, we were instructed to choose carefully.

The Board of Directors and owners spent time discussing each bid and the impact they felt it had on the association and the owners and the initial decision was to go with BELFOR Property Restoration. The vote was 3 yes and 1 maybe and 1 no vote.

The meeting was adjourned at 5:18 PM.

Owners participated in discussion in on the agenda items.

On Monday, June 12, 2017, Bay Area DKI returned it updated bid to T. Bascom. This was early than M. Coleman had promised.

M. Coleman updated hid bid to \$583,985.86, this information was forward to B. Brown who discussed it with the board members. The board members revisited Bay Area DKI’s proposal and with careful consideration, they recanted their vote to work with BELFOR Property Restoration and on June 29, 2017 they choose Bay Area DKI. The vote was 5 yes and 0 no vote. The delay was Board Members were on vacation and out of the country.

T. Bascom notified the association’s insurance provider, the adjuster, legal counsel and Bay Area DKI that they have been chosen to do the rebuild of building eight (8).