

**BOCA CIEGA POINT EAST 16 CONOMINIUM, INC.**  
**ST.PETERSBURG,FL. 33708**  
**Condo #16 Board/ Dan Greenberg /Justin-Adjuster/ MEETING**

**MINUTES**

Date: 1/21/2025

Time: 11AM-12:15 PM

Members present: Dan Greenberg(attorney); Justin(Strong Claims- Adjuster)Hank Bartels; Steve Freed; Linda Bennet; Marainne K.Budronis;

Place:Zoom

Purpose: To report current status of Board members of Condo Assoc. 16 . # resigned; 2 new inducted and one will hopefully be elected on 2/14/2025 during Elections.

To set up a Town hall.

To discuss payment of vendors.

To Discuss \$ received by Insurance(1 million) .

Discuss when we can get a \$ amount to give to residents to spend on their rehab.

To discuss accuracy of Insurance estimates compared to our Adjuster Justin's estimate.

Discussions/Decisions:

1 .Hank is in the process of checking out what damage/lack of work was done by First Priority because Dan withheld \$100,000 and paid him \$125,000 for the correct work done and approved by insurance. Hank will check with Andres' for accuracy as to what had to be redone during mitigation to prepare for "White Box".

2. Justin described the inaccuracy of Tom Barnes estimates of \$ needed to rehab. He did a "cut and paste" for all Boca units and this reflected over estimates. Justin will make corrections and submit it to the board.

3. Steve had questions regarding \$ allotted to each unit. Justin said able to provide now due to the inaccuracy of the Insurance Adjuster. If Board is comfortable using his numbers he will provide because his estimate is correct. Once unit owners exceed their coverage thru Boca Insurance they can access their private insurance to cover the rest if needed.

4. Hank stated that some units are allotted more \$ than others in the same building-do we allocate as a blended unit? Justin stated our insurance company is overpaying on our claims which is an unusual situation. This will be a work in progress and we will figured it out as we go through that process but for now only money attributed to each full building can be used for estimates of what may be provided to owners.

5. JHN has not communicated well to residents what he has available to deliver regarding the finishing portion of the job. Justin asked if Cornerstone would be interested in taking over our rehab. Steve said that he reached out Cornerstone and they stated they only will do if the whole

Community signs. Board Members feel that he is not fully interested in the final stage –nor can he do all the community’s finish work. Hank asking for a contact to reach out to Cornerstone and possibly Andre will only do the “White Box”. Hank and Andres will meet with the County tomorrow to determine what they can do to move our application for permits through the inal stage.

6. Hank wants to schedule a Town Hall on (Monday 2/3@ 11:30-1PM) to include Dan and Justin. Meeting will be a hybrid with zoom and in person at the Boca meeting room. He also asked that both attend our Board( 1/27 @2pm.by Zoom. ) meeting prior to that to compile and agenda and prepare for questions.

7. Status of hot water heater replacements. We can make the decision. It is under the stature of normal loss but here it is considered under “white box” since it is utility related. All are being replaced now in other associations.County has allowed us to get express order permits to do hot water heaters electric panels. Calif ornia/Built In closets are included in the rebuild. First Priorty took videos prior to mitigation and Justin should have access to them. Discussion ensued about the permits given to”owner/builder” that are not allowed by our board. All work to be done by insured vendors with permits.

Meeting concluded at 12:15 pm.  
Submitted by M.K.Budronis Secretary