



Riviera Club Association, Inc

7500 Estero Boulevard
Fort Myers Beach, FL 33931

March 1, 2024

TO: Riviera Club Owners

FROM: Karen Marszalec, Secretary, Riviera Board of Directors

RIVIERA HURRICANE RECOVERY BULLETIN #69

***NOTE – DATE AND TIME FOR NEXT VIRTUAL BOARD MEETING –
TUESDAY, 3-19-24 10:00AM EST – Invite to be sent shortly via email.***

Q & A from today's board meeting. Let me know if any questions.

Q: Where is the interest earned on CDAR's being invested?

A: Interest earned is deposited back into same CDAR account. Each CDAR was broken up to be invested below the \$250,000 FDIC insured maximum so interest could accrue in same account. The \$800,000 total CDAR investment is managed by Banc of California and appears on monthly bank statements. These statements are "Board only" access currently. No interest results/balances will be updated until the February statement becomes available.

Q: Who will review the Compass Rose contract?

A: Members of the Board with prior contract experience have reviewed and negotiated the contract in our favor.

Q: How will we transfer our bank accounts, funds, CDAR's, etc. to the new management company?

A: Members of the Board have reviewed and have a detailed plan developed with Compass Rose to make this a seamless process.

Q: Where will we mail our association quarterly fees?

A: Send your April Quarterly payment to Sentry Mgmt. Payments after that will be sent to Compass Rose. Compass Rose will begin transition emails and

communications with our owners very soon. The Board will also send reminders via bulletins, meetings, etc.

Q: If we find further damage to our units after re-entry, who will be responsible for taking care of it?

A: We anticipate there will be items that will need to be addressed after reentry. Claremont will be on the island for many more months after our reentry. A “punch list” will be given to Claremont for additional repairs if covered by the Association’s Insurance. Personal damage to units that is not covered by the association will be the responsibility of each owner to turn into their HO-6 carrier.

Q: Will garbage/recycling bins be ordered prior to owner occupancy, for owners and their contractors to dispose of items?

A: Yes, we will have bins as we did in the past. Any large items (sofas, furniture, large construction debris) will be the responsibility of the owner and contractor to dispose of, as was prior to the storm.

Q: Are we confident electrical wiring, etc., has been properly repaired, and what if we find a problem after we move back in?

A: The City approves all plumbing, electrical, HVAC permits/repairs/changes, etc. as required inspections. To date, we have had no problems with such. If we do find problems, Claremont will address and repair.

Q: When will first floor white boxes be completed?

A: Sixty to 90 days is the goal.

Q: How will first floor owners with white boxes receive the insurance proceeds to finish their units, and what if the funds are not sufficient for repairs?

A: Claremont will arrange the proceeds exchange. If you find your repairs for like kind and quality rebuild exceed these funds, you can submit a request to Tim Woodward at Altieri, to go back to Hartford Insurance and request additional funds.

Q: Any update on AC’s that are still not working?

A: The AC Contractor is aware of the issues and currently working to repair.

Q: When will new front doors be installed?

A: Owners who are receiving a new front door have been notified. Installation has begun.

Q: Can we get the screens ripped off our lanai unit, and repaint the rails?

A: Owners can complete this themselves or hire someone to do the work. Claremont is not taking on these jobs. Claremont will remove and dispose of old screens and replace all screens on every lanai. They are currently painting lanai

walls and ceilings, and then screen replacement will commence. Estimated rescreening to begin in 2 weeks.

Q: Will AC filters be replaced?

A: Unit owners are encouraged to replace their filters on a regular basis or consider hiring an AC company to replace and maintain their filters from this point forward.

Q: What is the definition of “Temporary Occupancy”?

A: “Temporary Occupancy” is a status granted by the city, prior to full or permanent occupancy for owners who have “hardship” situations (nowhere else to live, financial hardship, etc.) Certain restrictions are required, including fire watch, if building has not received Full Occupancy approval from City.

Q: Who can park in the Riviera Parking Lot?

A: Owners and registered contractors. New parking stickers will be ordered and distributed.

Q: What will we do with the first-floor garage office space?

A: The Board is reviewing options here, more to follow

Q: Do owners who rent need to give the BOD names, address, etc. on renters, do owners need to give BOD a copy of their rental contract, does Compass Rose provide rental management services?

A: The Riviera rental process remains the same at this point. Minimum two-week rentals required, all year. A copy of your rental contract is not required by the Board. The BOD will be reviewing other rental requirements in the near future, but owners do need to make sure they register their renter’s information on the Riviera Club on the Gulf website: www.rivieraclubonthegulf.com, under “Owners Registration”. Password for this website: FMBRC2020
Compass Rose does not offer rental services. Owners are encouraged to find a company that meets their needs.

Q: Can we bring in contractors to begin repairs now? How do we know if we need permits?

A: Painting contractors and light carpentry repairs are now allowed. Contractors should be made aware that elevators are still not running. Contractors are required to register on the www.rivieraclubonthegulf.com under “Contractor’s Sign In” section. Larger remodeling projects must be pre-approved by the Board before work can commence.

Owners will need to be on site to allow contractors into their unit or make arrangements ahead of time with Jim Walthour or Karen Marszalec to gain entry.

Please provide us with your appointment/entry dates and send information of such to:

Karen Marszalec, marszak244@gmail.com or text 586-484-8808

Jim Walthour, jimwalthour10@gmail.com or text 630-240-7209

Contractors must be licensed and insured and provide copies at time of entry. Contractors are reminded to leave the premises clean and free of trash/debris.

Licensed contractors should be aware of the town's permitting requirements. If you are in doubt, please contact the Town of Fort Meyers Beach Permit Department with questions.

Q: Will there be Wi-Fi in all units?

A: Riviera has always had Wi-Fi in each unit. It is the responsibility of the owner to secure their own router, set up and connect to their unit's signal. Assistance with this can be provided by Karen Marszalec and/or Dennis Neal.

Q: Will we have a "package deal" on replacing storm shutters?

A: Riviera BOD will not be making any agreements with any contractors for "package deals". Owners are encouraged to speak to each other and share favorable contractor's names, etc. Here is a list of contractors shared with owners earlier-

- **Reflow Plumbing**, Fort Myers Beach-239-839-2347 • Reflow Plumbing installed compression stop valves in 71 units. • Fort Myers Beach
- **Coolair Conditioning Inc.**, Fort Myers: 239-275-7077 • Provides Service in Electrical as well as Air Conditioning installation, repair.
- **Spalding Restoration**, Fort Myers Beach: 239-258-2222 William Spalding State Licensed • Mold Testing, Mold Remediation
- **Spalding Carpet and Tile Cleaners**, Fort Myers: 239-463-6668 • Carpet and Tile Cleaning
- **Eurex Shutters**, Lehigh Acres: 239-369-8600 • Hurricane Shutters Installation and Repair
- **Painter**: Dan Mitchell, 239-692-3797
- **Wood Trim Work & Doors**: Fred Svenson, 239-564-0419

Disclaimer: This does not constitute a recommendation by the Riviera Club BOD. Unit owners, please make independent decisions when choosing a contractor.

Q: Who is responsible for windows and/or storm shutter replacement?

A: Any lan related damage that was covered by Frontline has been addressed and has been or will be repaired/replaced. Per the Condo Docs, Owners are responsible for windows, screen, front doors. There is a document attached at the end of this Bulletin with additional information on Owners vs Condo responsibilities.

Q: Who is responsible to make sure each individual unit is insured properly?

A: Owners are responsible to insure their individual condo and contents. It is recommended you review your policy and coverage on an annual basis with your insurance provider, to make sure you have the most up-to-date options available and proper coverage.

Q: Is the Association saving money by switching to Compass Rose Management?

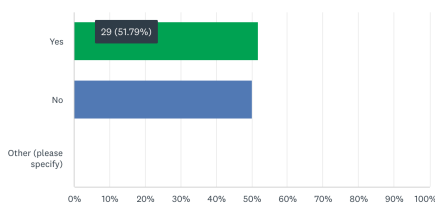
A: Compass Rose has many A La Cart options to choose from. The goal is to improve our overall service for the property, Association, and owners. Prices will vary but are within our budget for these services.

Q: Survey Monkey Results on the Spa.

A: Results were received from 54 owners – 51% voted yes, 49% voted no

We have received updated pricing on replacing the spa/hot tub at the Riviera. The Board would like your thoughts before our 2-29-24 Board Meeting, where will discuss the survey results, and our requirements from our Condo documents. The revised pricing is in the range of \$100,000 to \$125,000. Depending on the results of our Reserve Assessment project, there could be no assessment... However, is we did need to assess, it would be an assessment per unit of approximately \$1250 to \$1600. Knowing this updated info, would you vote YES or NO on replacing the spa?

Answered: 56 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	51.79% 29
No	50.00% 28
Other (please specify)	Responses: 0.00% 0
Total Respondents: 56	

Please provide us with your appointment/entry dates and send information of such to:

Karen Marszalec, marszak244@gmail.com or text 586-484-8808

Jim Walthour, jimwalthour10@gmail.com or text 630-240-7209


Missing the Beach? Check out Diamond Head live Beach Cam
<https://www.diamondheadfl.com/fort-myers/beach-cam>

Please check out the FMB Gov't Website for on-going updates:
<https://www.fortmyersbeachfl.gov/1096/Public-Information>

Also, check out Beach Talk Radio on Facebook or on their twice a week Newsletter at <https://beachtalkradionews.com/newsletter/>

Ft. Myers Beach Observer and Bulletin <https://fortmyersbeachtalk.com/>

Your Riviera Board appreciates your comments and suggestions! Feel free to email any questions to:
rivierahurricanebuildingupdate@gmail.com



POWER through Partnership

CONDOMINIUM UNIT OWNER INSURANCE RESPONSIBILITIES

VERSUS

ASSOCIATION INSURANCE RESPONSIBILITIES

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FLOOD INSURANCE RESPONSIBILITIES

Residential Building Elements	Unit Owners Responsibility	Condominium Assn. Responsibility
A. VERTICAL WALLS		X
1. Exterior Building Walls		X
A. Mesh, Lath, Sheathing, Glass, Block, Stucco (Painted)		X
B. Studs, Insulation		X
C. Unfinished Sheet Rock/Drywall		X
D. Interior Wall Area of Exterior Wall (paint, Tile or Wallpaper or Other Wall Coverings)		X
2. Unit Interior Wall Including Party Walls		X
A. Block, Studs, Insulation		X
B. Unfinished Sheet Rock/Drywall		X
C. Interior Wall Area (Paint, Tile or Wallpaper or other Wall Coverings)		X
3. Common Area Interior Walls		X
A. Block, Studs, Insulation		X
B. Unfinished Sheet Rock/Drywall		X
C. Interior Wall Area (Paint, Tile or Wallpaper or other Wall Coverings)		X
B. HORIZONTAL FLOORS INCL CEILING		X
1. Unit Interior Floors		X
A. Concrete, Gypcrete, Framing, Plywood, Insulation		X
B. Floor Coverings		X
2. Common Area Floors		X
A. Concrete, Gypcrete, Framing, Plywood, Insulation		X
B. Floor Coverings		X
3. Unit Interior Ceilings and Roof Area		X
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		X
B. Paint and Texture Finishes (Popcorn, etc.)		X
4. Common area Ceilings and Roof Area		X
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		X
B. Paint and Texture Finishes (Popcorn, etc.)		X
C. ROOFING - UNIT INTERIOR & COMMON AREAS		X
A. All Framing, Structural Supports, Decking, Insulation and Roof Cover		X
D. MISCELLANEOUS UNIT INTERIOR FIXTURES		X
A. Electrical Fixtures, Appliances, Air Handlers, Water Heaters & Cabinetry		X

The preceding table is a guide to help identify Flood Insurance coverage responsibilities for unit owners and condominium association responsibilities based on the National Flood Insurance Program Guidelines

POWER through Partnership



PROPERTY INSURANCE RESPONSIBILITIES

Residential Building Elements	Unit Owners Responsibility	Condominium Assn. Responsibility
Concrete Footings		X
Foundations Walls		X
Floor Framing Systems		X
Exterior Wall Framing		X
Interior Wall Framing		X
Exterior Insulation		X
Interior Demising Insulation		X
Exterior Siding		X
Roofing		X
Windows		X
Entry Doors & Skylights		X
Interior Door		X
Base Door, Window and Crown - Trim Moldings	X	
Upgraded Moldings & Trim	X	
Wall & Ceiling Texture	X	
Built-in Cabinets & Countertops	X	
Medicine Cabinets	X	
Drywall		X
Exterior Electric Fixtures, Fans, Light Fixtures		X
Interior Electric Fixtures, Fans, Light Fixtures	X	
Unit Electric Wiring		X
Buildings Distribution Wiring		X
Flooring Unfinished		X
Floor Finish	X	
Vinyl, Wood, Ceramic Tile Carpet Etc...	X	
HVAC Air Conditioning Units Etc.		X
Plumbing Rough		X
Plumbing Fixtures	X	
Appliances	X	
Window Treatments & Related Hardware	X	
Interior Wall Coverings (Paint, Wallpaper Etc.)	X	
Exterior Painting		X
Hurricane Shutters - Association Installed		X
Hurricane Shutters - Unit Owner Installed	X	
Staircases - Association Installed		X
Staircases - Unit Owner Installed	X	

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The preceding table is a guide to help identify Property Insurance coverage responsibilities for unit owners and condominium association responsibilities based on the Florida Statute 718.111. Please refer to the Statute for specific questions

POWER through Partnership



Newly painted stairs



Newly painted stair landing



New exterior lights



