



March 31, 2024

TO: Riviera Club Owners

FROM: Karen Marszalec, Secretary, Riviera Board of Directors

RIVIERA HURRICANE RECOVERY BULLETIN #72

NOTE – DATE AND TIME FOR NEXT VIRTUAL BOARD MEETING – TUESDAY, 4-16-24 10:00AM EST – Invite to be sent shortly via email.

Imperial Fire scheduled to install Fire Pump, April 8, 2024. Working to get cement pad and Fuel Cube installed shortly after.

A Wind Mitigation Report is being ordered, as our old one is outdated. As soon as the report is complete, we will share with all owners – remember to call your HO-6 carrier to see if you can obtain a discount on your insurance.

Elevator #1 is currently being repaired, more to follow. Owners use only, ABSOLUTELY NO CONTRACTORS USE, NO FURNITURE, NO APPLIANCE DELIVERY, NO HEAVY WEIGHT ITEMS. Know that the elevator is fragile and may breakdown at any time. Use at your own risk. Camera's will be monitoring elevator use.

Check Your Units - the Board HIGHLY recommends that if you are not able to check your unit consistently, you hire a Condo Watcher to check your units on a regular basis. We also recommend that if you do not have an AC repair contract, that you consider hiring on such as Deep Blue Air, or Haines. Make sure your water and hot water heater are turned off, and your AC is functioning, no leaks, etc. Shortly, Claremont will no longer be checking units, and any AC repairs, any

leaks, etc. will be owners' responsibility (unless issues can be related to the Hurricane). Condo Watchers, AC repair must register on the Riviera Web Site.

Internet - Working to have building Internet up and running by next week, once connected, we will send an announcement out.

North and South Stairwells will soon be re-keyed to match the proprietary building keys you were given just before the storm.

Club House/Pool - We are beginning meetings to rebuild the Club House – more to follow. FPL is building the transformer needed to begin pool and Club house repairs. Hope to have it installed in 4-8 weeks.

Irrigation/Landscaping - We are securing several quotes to rebuild/repair our irrigation system. Once installed, we will review landscaping.

Contractor Issues

- **All contractors must be approved by the Riviera Board**
- **A Mandatory Parking Pass Will Then Be Issued**

Contractors and owners will be held liable for any damage or injury. It is highly recommended you make sure your contractors are licensed and insured and will now be required to add "The Riviera Club Condominium Association" as an **Additional Insured** to their certificate of insurance. The Contractor can secure this certificate from their insurance agent.

A copy of this certificate **MUST BE ADDED TO THE WEBSITE, AND A COPY OF THE INSURANCE CERTIFICATE BE SENT TO:**

www.rivierahurricanebuildingupdate@gmail.com. Contractors found in violation will be asked to leave the premises. Questions? Email at the above website or contact Karen at 586-484-8808.

Owners need to register contractors and add this certificate to the Riviera Club on the Gulf website: www.rivieraclubonthegulf.com, under "Contractor's Sign In" section. Larger remodeling projects must be pre-approved by the Board before work can commence. Password for this website: FMBRC2020

Allowable contractors at this time **ONLY** include: Painting, light carpentry. All other contractors not allowed at this time. Contractors should be made aware that elevators are **NOT** available for their use. No exceptions. Contractors must remove their own debris and make sure all areas are swept and cleaned daily.

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. Karen Marszalec, marszak244@gmail.com or text 586-484-8808
Jim Walthour, jimwalthour10@gmail.com or text 630-240-7209

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.

Vetted contracts are below:

- **Reflow Plumbing**, Fort Myers Beach-239-839-2347 • Reflow Plumbing installed compression stop valves in 71 units. • Fort Myers Beach
- **Deep Blue Air Conditioning/Maintenance**– 239-345-2214
- **Haines Air Conditioning/Maintenance** - 239-992-1551
- **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.

THANK YOU TO OUR OWNER VOLUNTEERS!

Two Superheroes! Thank you, Dennis Neal and Bill Sawyer, for all your superhuman efforts at the Riviera Club! Also, thanks to our FB Market Place Shopper, Patty Sawyer, for finding us two brand new, \$500 trash receptacles, for next to nothing! Saving the owners \$\$!



Your Riviera Board appreciates your comments and suggestions! Feel free to email any questions to:

rivierahurricanebuildingupdate@gmail.com