

The Moorings Community

February Town Hall

Date: February

Time: 6:00pm EST

Rich Sullivan - President

Meeting called to order by:

Ameri-Tech: Ellyse Vosselmann, LCAM

Board members in attendance:

Rich Sullivan, Dewayne Casteel, Donna Creegan & Joe Green

OTHERS IN ATTENDANCE:

- Attorney Dan Greenberg

Dan Greenberg – Rebuild/Legal Updates

- **NO RECORDING CALL DUE TO LEGAL ISSUES BEING DISCUSSED**
- JBolt was retained by the Association due to previous relationship they had with them from previous projects. They were contracted to do Mitigation and Reconstruction.
- New Contract was attached to the Insurance Proceeds that were to be received by the Association
 - JBolt was not familiar with this kind of project and having to deal with NFIP/FEMA and Public Adjustors
- JBolt did good with the Mitigation but when approaching some white box completion and finishes that is when the trouble started.
- Owners began to be very frustrated

- After trying to deal with the issues and come to an agreement and it was not possible.
- When JBolt was hired they were give \$945,000 in good faith but ultimately we needed to fire them and they would not give the money back.
- Diamond Edge was hired to replace JBolt and presented to the board that they had a general contractors license to work in Florida so a contract was signed and good faith payment was made so they could begin work.
- We found out that Diamond Edge misrepresented themselves and did not have a General Contractors license to work in Florida so the deal fell apart because they could not legally work in the State of Florida.
- ½ of the good faith payment made to Diamond Edge was retained by BBI but still have not received the other ½ back.
- We have filed suing Diamond Edge and also filed a complaint to State of Florida, with possible legal charges against them
- Currently waiting for a hearing date.
- BBI agreed to stay on and finish work (white box needed & finishes)
- JBolt performed deficient work and not BBI has had to deal with this and correct their work before proceeding
- Project is lacking funding and that is why we are trying to recoup it legally from both JBolt & Diamond Edge
- Right now, funding is not available to finish and our only option may be an assessment to finish work
- Lien by JBolt is for fixing the outside walls that were not structurally sound but had nothing to do with Hurricane Helene or Milton
- JBolt never gave an estimate & continued to work with no approval
- Owner funding may be needed.

Donna Creegan – Treasurer

- We are short funding to finish the project right now
- BBI has funded a lot of their own money while waiting for us to get money back from JBolt & Diamond Edge
- Reminder that if the electrical assessment is not paid we will just continue to be short and will never catch up.

TownHall Opened up to Residents Questions/Concerns