

OWNERS' COMMENTS
SPECIAL BOARD MEETING RE ROOFING PROJECT
11/02/2024

In accordance with the Florida Statute, we will be placing the "Owner's Comments" for today's meeting under a tab on the website labelled "2024-2025 Roof Project". Going forward all "Owner's Comments and Open Forum" sections of the Board meetings will be only on the website under their own tab under the Minutes.

Owner's Comments:

The following outlines the various Q/A by the owners/board regarding the assessment to replace the roofs:

- 1) The contractor will warranty the work of the removal of doghouse and replacement along with the electrical work related to the A/C. However, any future work on the doghouse, i.e., replacement will have to work with the contractor to continue the original warranty.
- 2) Discussion re the "R" value on the insulation and it will be approximately R24 and will significantly improve the upstairs temperature. Also, the new roofs will be white.
- 3) The contractor will guaranty their work regarding the disconnection of the electrical to the A/C and removal of doghouse and if issues with either, the contractor will fix.
- 4) Discussion re flashing around the A/C electrical lines; gutters will be installed in a reasonable time after completion of roof per building, estimate one week to complete a building.
- 5) We will have new gutters put up on all 4 sides of building. Further discussion re the warranty on the roofs, i.e. 20 years on all work done by contractor; 5 year no dollar limit by roofing company.
- 6) The A/C will be disconnected approximately for 3 days during work on the roof.
- 7) Contractor has designated an onsite foreman who will be working with Danielle to assist with parking of equipment and questions by owners.
- 8) Danielle will contact all winter renters that rent through the Bahamian Club re the roof construction project. However, if you rent on your own (outside of the office) then you as the owner will need to notify your renters of this roofing project.
- 9) A schedule of the buildings will be prepared by the contractor.
- 10) As far as we know, the contractor will not leave the A/C's undone over a weekend.
- 11) We will ask the contractor to put in a "work pad" area around the A/C & Doghouses for better access to the A/C & Doghouse during normal repairs/checkups.
- 12) The roof will be tapered with insulation in the center down to the roof line, approximately 5" at center down to 4" at edge. The contractor is responsible for positive drainage to the gutters.
- 13) With the new TPO tapered roofs, the A/C drip lines will no longer extend to the edge of the buildings. They will come out of the A/C unit down to the surface due to the slope of the roofs.
- 14) Crew used for the roofs are all certified by the roofing company.

OWNERS' COMMENTS
SPECIAL BOARD MEETING RE ROOFING PROJECT
11/02/2024

- 15) The contractor will remove any standing water on roofs as they remove the current tar and gravel surface down to the concrete. The new roof will be a pitched (tapered) roof.
- 16) Noise level will be minimal when removal of surface of existing roofs.
- 17) Any damage done to the mansards, upper deck or railings will be the responsibility of the Contractor to repair.
- 18) Our attorneys will review the contractor's contract prior to signing and add any provisions deemed necessary to protect the Bahamian Club.
- 19) We will inform the contractor that any gutters that currently have "leaf guards" will be replaced with leaf guards. Dan DiLullo will also check with the contractor re the cost of putting "leaf guards" in on all the newly installed gutters.
- 20) Inquiry re time frame by contractor for one week per building and any penalty if late. We will have a performance and payment bond with our contract.
- 21) Contractor will be responsible for any damage to the ground area around the building and clean up afterwards.
- 22) The BOD will need to discuss whether the doghouse will become the association's responsibility after completion of roof project. The contractor will warranty the doghouse but going forward, when A/C companies work on or need to replace the doghouse, need to work with contractor to make sure the warranty is not voided.
- 23) It will be the Association's responsibility in some instances on the placement of the downspouts on some of the buildings. In most cases, the existing downspouts will be used.
- 24) We have checked the qualifications of Sun Coast Roofing and we are satisfied with any on line complaints that related to the subcontractor. We checked the references.
- 25) Payment plan is that we will pay 90% of the cost per building upon completion and the balance once the "punch list" has been completed.
- 26) It was suggested to take pictures of your deck area and ground area around your unit prior to the start of the re-roofing on your building.
- 27) Owner from 101 stated no issues with their new roof done by this contractor 8 years ago.
- 28) Owners asked how much is this going to cost the owners. The total cost as stated in the roofing report is \$2,208,155.00. The BOD initially is recommending a five-month payment plan starting December 4, 2024 – April 4, 2025. Assessment per unit is \$19,716.00. Payment \$3,943.00/month for five months.
- 29) The roof reserve will have to be available for a minimum 10% contingency for any issues that arise during the construction project and the balance will have to be available for any owners that do not pay the assessment while the Association goes thru the lien/foreclosure process.

OWNERS' COMMENTS
SPECIAL BOARD MEETING RE ROOFING PROJECT
11/02/2024

- 30) The reason why the reserves were not funded over the years was due to previous Boards wanted to keep the monthly maintenance low.
- 31) The life of the new roof will be determined by the auditor to determine what should be applied to the roof reserve going forward.
- 32) The association cannot take out a loan without 75% of the ownership's approval. The association would be hit with a much higher interest rate taking out a loan compared to an individual owner taking a loan. The interest the association would be charged after checking with the bank was astronomical.
- 33) Discussion re reserves for the parking lots. It was stated that there is approximately \$90K for the roads.
- 34) We cannot use credit cards due to the overhead cost by the Association to be able to use a credit card machine, i.e., excessive fees.
- 35) It was stated that the BOD could approve a six-month payment plan at \$3,286.00 per month.
- 36) Owner stated that their renovations went on way beyond what they were initially told so she is wondering whether this contractor can really keep to the 2 buildings per week plan and therefore suggest a longer time to pay the assessment
- 37) Could we self-finance with the contractor and Dan stated he doubted they would do that.
- 38) Inquiry on why we can't use the roof reserve first and it was stated that we cannot due to contingency funds, etc.
- 39) The last assessment (mansards) was paid by everyone.
- 40) The remaining reserves allocated for other capital expenditures, i.e., roads remain as is.
- 41) We will have liability limits in the contract as recommended by our attorneys.
- 42) The new doghouses will sit on the curb will be a lot smaller but same basic shape.
- 43) We are assured by our insurance agent that we will be able to get our insurance renewed in 2025 and have more companies to pick from.
- 44) Would it be possible to take the office and pool house roofs out of the reserves to lower the assessment amount. We will ask contractor for the cost of these two roofs and maybe a rebate at end of project.
- 45) Payment plan is a \$20,000 downpayment, and 90% paid after each building is completed and final payment once building punch list has been completed.
- 46) The Board was polled as to 5 month or 6 month payment plan. Steve Mayer and Steve Buhrow said either plan; Carol Zumbach and Jane Scott stated 6 month plan.