

GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING
BOARD OF DIRECTOR'S SPECIAL MEETING
CHOOSE MATERIAL TO BE USED ON SURFACE OF ROOF'S
November 12, 2021 – 6:30 PM - Via Google Telephonic

CALL TO ORDER – A quorum was confirmed, and the meeting was called to order directly after the adjournment of the Special Rules meeting at 6:30 PM

Directors Kate Wesner, Steve Sanders, Perry Baldwin, Christie Evenson and Jeff Green representing Capital Realty Advisors were in attendance. Committee person, Dean Carter was also in attendance.

ROOF COMMITTEE REPORT -

Committee Chairman Perry Baldwin advised the Directors that the purpose of the meeting was to compare the advantages of Metal Panels as compared to Concrete Tile and choose the surface that they wanted to cover the roofs surface in the planned roof replacement project.

He advised those present that the Rain Gutter system and Canvas covering for approximately 1/3 of the Balconies were included in the Request for Proposals from 7 roofing contractors who were asked to bid on the project.

Perry referenced questions of Directors and Committee members and presented answers, when possible, o the following questions.

- Warranties on Products that will used – Tile 20 years – Aluminum standing seam – 40-50 hears.
- Contractors Installation Warranties – Unknown at this time will be part of the Bids.
- Cost per square foot – Tile / \$5.50 sf. -- Aluminum / \$7.00
- Delivery Time for products – Tile / 105 days – Aluminum / 60 Days. 4-Jays estimated that metal delivery could be counted on, and tile probably would be available after it is ordered in those time periods.
- The specifications for both materials complied with the Miami – Dade County specifications.
- Rain Gutters and canvas balcony awnings would be a separate bid from contractors.

When asked about total cost estimates he advised that Aluminum panels would cost approximately 3.2 million dollars and Concrete Tile would cost approximately 2.7 million dollars.

DISCUSSION FOLLOWED –

Steve recommended that not all Reserves funds should be used for the project, and some money should Be reserved for Painting the buildings. Roof Committee member Dean Carter supported Steve's recommendation.

Kate estimated the Cost per Unit for the roof replacement would be approximately \$1520.00.

Christie expressed concerns of community members if the roof surface was changed from Concrete tile to Aluminum panels.

Dean stated that the additional cost for Aluminum would not be easily affordable for most owners in the Association.

VOTE TO SELECT SURFACE MATERIAL –

Christie made a motion to replace the roof surface with Concrete Tile.

Steve Seconded the motion which was passed by a majority vote 3 yes and 1 no.

Kate -yes, Steve – yes, Perry – No, Christie – Yes.

ADJOURNMENT

There being no further business, a motion was made and approved to adjourn the meeting at 8:00 PM.

Respectfully Submitted - Jeff Green, LCAM for the Association.