

COVES AT ABERDEEN CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Thursday, August 31, 2023, at 1:00 P.M.

Location: POA Clubhouse

CALL TO ORDER: Lauren Ulyas, LCAM, called the meeting to order at 1:00 pm.

QUORUM: A quorum of the Board was established.

The following Directors were present:

Diane Lefenfeld – President (via Zoom)
Stu Burton – Vice President
Alan Louzin – Treasurer
Robert Westfal – Director
Bill Grilmadi – Director
Bob Skarecki - Director

Director Absent: John Telvock - Director

Management present: Lauren Ulyas, LCAM, with Davenport Property Management (via Zoom)

PLEDGE OF ALLEGIANCE

OLD BUSINESS:

None

NEW BUSINESS:

Roof replacement – Over the summer Diane and some of the other Board members have been doing preliminary research and have held interviews with over 12 companies. Based on the data accumulated she has narrowed it down to 2 companies that she feels will have the ability to provide the workmanship and attention to the Coves. Those companies are South Florida Roofing and Hercules Roofing. Diane discussed the underlayment, permitting, Florida code, warranty, gutters and leader, and interim roof repairs. She advised that the wind mitigations report is not included with either company but will be done after roofs are complete and will cost about 7-10K. An engineer will come out in January to check progress. In January 2024 the roofing code is changing, and Hercules proposal does include this Florida code, whereas South Florida Roofing is for the expiring code requirements. With either company materials can take 4-6 months to arrive. The costs per proposal are as follows: Hercules \$1,800,000.00 & South Florida Roofing came in at \$1,500,000.00. Hercules offers a lower down payment, allowing the association to hold onto more of their funds as the project is underway. Payment for the project would be a combination of using some of the reserves and then assessing for the other half of the project. Alan is working with banks regarding a construction loan, no particular rates available yet. The duration of the project 4-6 months to receive material, 4-5 months to complete the project. It is a large project; it will have to be done in stages. Either contract will be reviewed by the attorney prior to final execution. Diane recommends Hercules Roofing based upon her findings. **MOTION: Stu made a motion to move forward with Hercules roofing. Bill seconded the motion. A vote was taken, all in favor. Motion approved.**

OPEN FORUM:

Owner asked questions regarding the contracts and some of the specifics of the project.

ADJOURN: With no further business before the Board, the meeting adjourned at 2:00P.M. The next scheduled meeting is on Thursday, September 21, 2023, at 7:00pm at the POA clubhouse.

Respectfully submitted by Lauren Ulyas, LCAM
Davenport Property Management