

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Special Meeting regarding Roof Replacement May 9, 2019 Panther Trace Villas Pool Area 11406 Cambray Creek Loop, Riverview, Florida Meeting Minutes

I. Roll Call

The Special Meeting was called to order at 7:00 p.m. by Rick Duesler, President. Director Susan Jackson was also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted in a timely manner, and a postcard was mailed on April 24, 2019 to all owners.

II. Business Matters

a. Old Business

1. Roof Replacement – Colin Clark, Dynamic Roofing

Mr. Clark briefed owners regarding the process during roof replacement. The Board distributed a letter that will be mailed out on May 10, 2019 to all owners, which also explains the process of the roof replacement.

III. Audience Questions regarding Roof Replacement

Owner questioned why the dumpster will be placed in the driveway instead of in the street. Mr. Clark indicated that it is more efficient to have the dumpster in the driveway to throw roof tiles and debris directly from the roof into the dumpster. Otherwise, the crew members would need to throw the debris onto the grass, which could damage the grass, leave unintended debris in the grass and shrubs, and could potentially damage the irrigation.

Owner question about responsibility if a wall or driveway cracks. Mr. Clark indicated that to include the coverage of incidental occurrences would mean that the contract for roof replacement would be significantly higher. It is a common business practice in the roofing industry for owners to be responsible for such incidentals that may occur. Mr. Clark assured owners that Dynamic Roofing has proper insurance for any negligence incurred on their part. He also provided assurance to owners that he has been installing roofs without problems for many years.

Owner question about use of owner's electricity. Again, this is another common business practice that owner's allow the contractor to use an owner's electricity during roof replacement (which process would occur if the owner's roof was for a single family home, villa, or townhome).

Owner question regarding how much it will cost per roof for Phase 1. The Board did not have this information readily available during the meeting, however during the preparation of these minutes, it is estimated to cost \$9,241.89 per owner (to be paid for out of the Association's Reserves Account) which does not include the cost of repairs (which will not be determined until the project is underway). Re-roofing will be comfortably covered by current reserves.

IV. Adjournment

On Motion: Duly made by Susan second by Rick and carried unanimously.

Resolve: To adjourn the meeting at 7:30 p.m.