

Regency Island Dunes Association, Inc.  
Roof Replacement Project Meeting  
March 1, 2023

10:00

Present: Manager Donna Jordan, Facilities Manager Paul Franklin, Pres. Debby Dodge, Jimmy Tighe, Beachfront Painting representatives Dougie Hartman and Jared (Project Managers). David Ludwig with Beachfront also joined the meeting at 10:20.

Dougie Hartman reported:

- Pier caps work will probably start tomorrow
- The foam rig is coming in today

Jared reported:

- Approximately 1,000 sq. ft. of light weight concrete will be removed from the flat roof each week, and the 1" foam layer immediately applied daily, over the next 4 weeks; this will be a loud process (owners were notified via One Call Now email)
- Tear-out of the light-weight concrete is expected to begin on Monday
- Beachfront will secure their materials in advance of forecasted storms
- The project is proceeding as expected and per the anticipated schedule
- When the portico roofs are worked on, Beachfront will either provide overhead protection or have a crew member monitoring pedestrian traffic to ensure safety
- Beachfront will provide the Regency with access to their Builder Trend site

David Ludwig reported:

- Beachfront will have the revised pay schedule to the Regency by tomorrow
- Andreas will inspect the Uniflex application (as well as the County inspector)
- He will call ABC today to check on the delivery schedule for the skylights
- The bond application has been signed. They need the signed revised contract before paying for the bond. The Regency will be invoiced for 2% of the project cost as the Regency had previously agreed and the other ½% will be covered by Beachfront

Next Meeting: Wednesday, March 8th, 10:00 a.m., in the Building 2 Board Room

11:07 adjourned

Respectfully submitted,

Donna S. Jordan, CMCA, AMS, PCAM®