

Regency Island Dunes Association, Inc.
Roof Replacement Project Meeting
February 22, 2023

10:30

Present: Manager Donna Jordan, Facilities Manager Paul Franklin, Pres. Debby Dodge, Art Fiocco, Beachfront Painting representatives Michael Normandale (Business Development Manager), David Ludwig, Dougie Hartman and Jared (Project Managers), EEI Power & Communications (AT&T subcontractor) representatives Mike Nelson (Safety & Project Manager) and Kyle, and Native Electric representative Nick Smith.

Beachfront (Michael Normandale) provided a proposal for electrostatic painting of sliding glass doors and windows frames (an option for unit owners to contract with Beachfront directly). David Ludwig will provide an email summary of the proposal and the costs per unit type which is suitable for sending to all owners. Consensus: Deadline for owners to respond on this option will be April 1st. Per Beachfront, there will be a 5-year warranty on both materials and labor.

Status of current roof work and planned progression of work:

- The dumpster will be brought in on Friday, February 24th, after the crane is gone
- Demolition of the soft concrete layer of the flat roof (B2) will begin on Monday, February 27th
- EEI will be on-site February 27th or 28th to look at the rooftops and will provide temporary stands for A/C units; then EEI will come back within about 2 weeks after roof areas are cleared for their work
- Nick Smith with Native Electric will be coordinating with Beachfront to install A/C bases for the unit owners' A/C units and will be replacing the EMT piping and enclosing these in a junction box. Note: The EMTs are the metal conduits containing the electrical wiring to the A/C units – the wiring is good, but the EMTs are corroded and need to be replaced. The A/C bases will be installed, section by section, after Beachfront completes each section of tear-out of the soft concrete layer.
- Beachfront will work first at the end of the roof where the A/Cs are located
- Beachfront will next work from the roof drains outward, and as each section is cleared, 1" of foam will be applied that same day in order to waterproof that roof section (additional layers of foam will be applied later at a thickness of 6" to 8" and will be tapered in order to provide for proper drainage)
- The foam layers will be topped off with a protective waterproof layer

Discussion on the roof replacement contract, necessary revisions, and the proposed new payment schedule:

- David Ludwig agreed to provide a detailed weekly schedule of work to be completed to satisfy the weekly progress payment
- In the contract, Jim Wolf is named as the Project Manager for Beachfront; he is to be replaced with Jared McIntosh and Dougie Hartman – the contract is to be revised accordingly

- Regency Island Dunes is to confirm John Hull, or another, as the Association's designated representative to inspect and approve daily progress – the contract is to be revised accordingly, if the Association's representative is anyone other than John Hull
- There are multiple subcontractors, including Sunbelt, Sherwin Williams, the hydrovac company... partial releases of lien for these suppliers of materials and labor are to be provided by Beachfront on a monthly basis, with the first partial release of lien document due on March 1st
- Regency and Beachfront will coordinate necessary contract revisions with Attorney Steve Lesser

Discussion on the Upcoming Painting Contract:

- The exterior painting project is anticipated to begin on May 1st
- 3 swing stages will be brought in
- Painting process order – (walls first) pressure wash, apply primer paint, patch & caulk, paint walls, hydrostatically paint railings, paint sliders and/or windows frames for owners who sign up for this additional work (Note: This must be done while the swing stages are in place).

Next Meeting: Wednesday, March 1st, 10:00 a.m., in the Building 2 Board Room

11:40 adjourned

Respectfully submitted,

Donna S. Jordan, CMCA, AMS, PCAM®