

Regency Island Dunes Association, Inc.  
Roof Replacement Project Meeting  
February 15, 2023

10:00

Present: Manager Donna Jordan, Facilities Manager Paul Franklin, Pres. Debby Dodge, Jimmy Tighe, and Beachfront Painting, Inc. (roof contractor) representatives David Ludwig, Doug Hartman and Jerry

David:

- Advised that their crane has been situated today so that WastePro has necessary access.
- Stated that this week, they will be repairing the paper layers torn up by the recent storm, will be installing the metal caps along the A1A wall, and that between Feb. 16<sup>th</sup> and 21<sup>st</sup> materials and equipment will be brought on-site for the flat roof work
- Affirmed that he had contacted Native Electric and AT&T about the schedule changes and that representatives from both of these companies will be attending next week's Roof Project meeting
- Reported that the metal work has passed the County's initial inspection

It was noted that a schedule is needed in advance from Native Electric so that Regency Management can provide the unit owners with advance notice regarding interruption of electricity service. The goal is for the A/C's to only be non-functional for a few hours during the day – not overnight.

David summarized the planned progression of the roof replacement project:

- Starting with the north building – metal work to be done first (1 – 2 weeks to complete), then removal of pebbles & tar paper, skylights work, then removal of the soft concrete layer on the flat roof, followed by application of the tapered foam and the waterproof layer over the foam.
- The A1A wall is being done concurrently with the rest of the roof project
- The south building will be done after the north building
- The cabana work will be done last
- Note: On the north building rooftop, the area to be worked on first will be the end where the AT&T equipment is located.
- The bond will be finalized next week.

David summarized the planned schedule and progression of the exterior painting project;

- Work is expected to begin around May 1<sup>st</sup>
- Pressure washing will be done first
- Primer painting will follow pressure washing
- Exterior walls will be patched and caulked as needed
- Exterior paint will be applied per Sherwin Williams' specifications

- Last, the railings will be hydrostatically coated
- Note: To be decided – how to coordinate optional windows and sliders hydrostatic painting with interested unit owners

Note: These meetings will take place every Wednesday at 10:00 a.m. until the projects are completed.

10:40 adjourned

Respectfully submitted,



Donna S. Jordan, CMCA, AMS, PCAM®