

# NAGAWICKA SHORES CONDOMINIUM ASSOCIATION

## SPECIAL BOARD MEETING MINUTES

February 1, 2024

**The Board Meeting was called to order at 11:02 a.m. by Dennis DuBoux with Board Members** Leslie Donovan, Russ Jordan, Kandace Reckinger and Chris Zirzow in attendance.

Also in attendance was Sandy Groddy.

Dennis turned the meeting over to Russ Jordan to discuss the options available for the multi-year roofing project. Russ went through the three options researched, copies of which are attached as Attachment A. With regard to the budget, he updated the 10-year projections, inserting actual costs for all three options in place of the previously budgeted estimates for the project.

He described the estimated increases in materials and labor costs, going through the basis for the contingencies and noting that until the project begins, the condition of the roof decking and need for soffit replacement cannot be known and estimated. Russ also noted that Option 2 may be on the low side by up to \$10,000 based on some revisions currently being undertaken.[Post-meeting revisions are included on the attachment.]

In terms of total cost, he said that the best was Option 2 (paying for all materials immediately) and the worst was Option 1 (pay as we go).

With regard to all three options, Russ stated that he felt all take the reserve fund to an unacceptably low level as regardless of the option chosen, the project will cost us \$640,000-\$670,000 which is more than the projected \$594,200.

Dennis asked if the Roof Committee was recommending WeatherPro. Russ responded that based on:

- National scope and reputation;
- Length of business operation;
- Our past history with them;
- Their warranty; and
- Their willingness to store the materials at no charge,

The Roof Committee strongly recommended WeatherPro.

A discussion of the warranty followed, with Russ stating that the warranty period starts when installed, not when purchased. It was noted that commercial warranties differ from straight

residential warranties, but that WeatherPro had agreed to split the cost of the Owens-Corning “preferred extended warranty,” which includes coverage of installation issues for 10 years. The shingle manufacturer, Owens Corning, will stand behind the shingles as well as installation if there is an issue. The Preferred Warranty coverage brochure is attached as Attachment B.

Based on the financial analysis provided, the Board determined that the cost savings did not justify paying for materials up front. Additionally, the Board will learn a lot about the condition of the underlying roof when the project begins this year, which will clarify the issues and potential expenses for the next project year. As the option to pay for materials in advance remains open if conditions change, the Board felt that paying “as we go” was the most fiscally responsible option.

Russ moved that Weather Pro be given the contract for the roofing project for the years 2024-2027 and that the contract provide for payment on an annual basis (Option 1), requiring a \$28,659 deposit now, with the ability to prepay for materials in the future if it made financial sense. Leslie seconded the motion which passed unanimously.

**Adjournment:** The meeting adjourned at 11:52 a.m.

Respectfully submitted February 1, 2024 by Leslie Donovan

Approved: Dennis DuBoux \_\_\_\_\_, February \_\_\_, 2024