

## Board of Directors Meeting - Monday, April 14, 2025 - Minutes

**Call to Order: The meeting was called to order at 3:03 pm at the Star Management Hospitality office located at 26530 Mallard, Unit 101 in Punta Gorda, Florida.**

**Establish a Quorum:** quorum established with Board Members Bob Dorman, Jim Robertroy & Holly Maier in attendance. Missing, Greg Anderson and Deborah Luedtke. Also attending John Telisky, CAM, Star Management.

Homeowners in attendance: Eshenbaugh, Donnelly, Kebrdle, Greene, Renmick, Aiello & Heiges.

**Proof of Notice:** posted on property and mailed to homeowners with proxy.

**Proxy Vote on change to stone-coated metal:** 3 approved, remainder opposed.

**Questions from Homeowners and commentary from Telisky:**

- April 17th Board will go over submitted bids to select contractor. All contractors say it will take 2-4 months from tear down to attachment.
- The variance in price vary from \$1M to \$2.3M due to labor costs and scope of work on contracts. Some exclude services.
- Question- why only one spreadsheet? Full details and scope of work is vetted by board for selection process of contract.
- Why do bids expire in 60 days? Challenges with product, tariffs, etc that can't be controlled over extended periods of time.
- Why are gutters only on lower units and being replaced? Contractors require gutters to be removed during tear off of current roof materials and will be replaced. Gutters are responsibility of lower units for maintenance and cleaning. Initial Board approved the installation of gutters to lower units during construction. All but one lower unit has gutters and they declined installation at construction time.
- Question if upper units can install at time lower units are replaced. Will increase current submitted bids, but Board can discuss on Thursday. All contractors do not recommend more than 6 inch gutters due to hip roofs and FL torrential rains.
- Question regarding plywood replacement. Unknown at this time extent of replacement until underlayment is removed. During the replacement of insulation last year, the company agreed to submit areas of concern of wetness or mold, and there was none at that time.
- Question of amount of current roof reserves. March report provided details.
- Concern of replacement of roof during rainy/hurricane season. Roofer selection is commercial grade that deal with local, large properties over long periods of time.
- Question of process of removal and installation, will they do 1 building at a time, who will inspect work? Telisky will be on site during removal.
- Telisky addressed concern of irrigation system. We currently have 2 pumps due to size of property and pressure. City has restriction of 1 day per week. Premier recommends to upgrade the pump system. Board to discuss.

- Question whether we are in BSIA restrictions. Yes, we are a condo association within a deed restricted community.
- Question if Board would consider a community pool? Costs in liability, insurance, maintenance and build out would be very expensive and drive up HOA fees. Board will not consider.

**Adjournment** - move to adjourn by Holly Maier and seconded by Bob Dorman at 3:47 pm.

**Dates of next Board Meetings:**

Thursday, April 17, 2025 Board Meetings to discuss roof contractor bids and select company from 4 quoted roofing companies.

Respectfully submitted for approval.

Holly Maier, Secretary/Treasurer Vizcaya at Burnt Store Isles Condominium Association