

GOLDEN STRAND APARTMENTS, INC.

BOARD OF DIRECTORS MEETING – FEBRUARY 25, 2019

1. The meeting was called to order at 4:08 P.M. at the condo residence of Mary Ellen Lamar.
2. Proper notice was given as posted on Friday, February 22, 2019. A quorum was filled with Mary Ellen Lamar, President, Barry Lozuke, Vice President, Diane Eldon Kenefic, Secretary and William (Gerry) Kohlbecker, Director, present in person and Mark Cox, Treasurer attending via telephone. Additionally, three owners attended: Herb Jordan, Randy Stisser and Charlie Lamar
3. Old Business:
 - A. Consider and adopt Esplanade roof bid.

For the benefit of everyone present, Mary Ellen asked Mark Cox to recap the situation regarding the plans for the Esplanade roof replacement.

The current roof on the Esplanade building was installed in 2005 with a life expectancy of 15 years. The roof AC racks were replaced and installed at that time. Roof leaks were repaired in 2017 and 2018 and recent inspections indicated the roof was nearing the end of its expected life and substantial repair expense would likely be required unless the roof was replaced soon. Karins Engineering was hired several months ago by the Board to develop specs and conduct a bidding process. The low bid came in at roughly \$166,000 including estimated engineering costs, which was far in excess of expectations and available reserve funds. Mark and Mary Ellen along with earlier assistance from Barry have been reviewing the bids and ways to mitigate costs. It was noted that a substantial assessment will be required based on the current low bid cost.

An early decision to convert from internal roof drains to external gutters and downspouts has contributed roughly \$18,000 to the low bid cost. The decision to abandon the roof drains was made because the drains are now more than 50 years old and are likely to be problematic during the 20 year life of a new roof. The Board determined that Florida Pipe Lining would be hired to conduct a camera inspection of the internal drains to determine whether they can be economically rehabilitated and used. Mark indicated the cost for the inspection was \$425 for the first two hours and \$200 an hour thereafter. It is anticipated that a sufficient determination can be made within the first two hours. If substantial rehabilitation is required, it still may be more economical to switch to gutters. By comparison, this same type gutter system was installed on the Granada building in 2012 for around \$10,000.

A second significant cost and uncertainty is the result of the Karin engineer's conclusion that the roof AC racks were not attached in 2005 in compliance with Florida code (to withstand 140 mph winds). The engineer based his conclusion on exploratory core samples done of the roof, which determined the base of roof to be of poured gypsum along with other supporting materials. Gypsum roofs were quite common in the 1960s and for decades thereafter, but attachment of the AC racks to the gypsum does not satisfy the Florida code. No record can be found of how the racks were attached in 2005 and

the exploratory samples indicated the racks may only be attached to the gypsum rather than the underlying structure. The cost to replace and reattach the racks and thus disconnect and reconnect the roof AC units is \$36,000 of the bid cost.

Karins has advised that the City of Venice permitting process will require a drawing and specialty engineering spec as to how the AC racks are to be attached (which is \$6,000 of the \$36,000 AC bid cost). The Karins engineer recommends that destructive testing be conducted, on the roof and where possible through the 5th floor drywall, in up to six or more places in the areas of the AC rack footers to allow the specialty AC engineer to have adequate information to prepare the attachment spec. There remains a small possibility that the existing AC racks are properly attached or can be used.

The low bid roofer is Advanced Roofing. The Karins engineer vouches for their expertise and cooperation and expects the cost of the destructive testing to be mostly (perhaps not entirely) absorbed into the existing bid cost by the roofer. The cost of the specialty AC engineer to attend the destructive testing is included in the \$36,000 AC bid cost.

Considering all of the unknowns, the Board decided not to accept the low bid roofing contract at this meeting. Mark and Mary Ellen will coordinate the roof drain inspection and the roof destructive testing as soon as possible. It remains the objective to replace the roof prior to mid-summer rainy season and the Board will consider the roof replacement bid again after the two inspections are completed.

4. Owners Comments: questions were discussed. It was also discussed that a building restoration and repainting project is being considered later this year since that project is somewhat behind the optimal scheduling and very expensive building water intrusion repairs have become more frequently required since 2016. It is likely that an assessment may also be considered in conjunction with that project.
5. A motion was made by Barry Lozuke and seconded by William Kohlbecker to adjourn. All were in favor and the motion was unanimously approved. The meeting was adjourned at 5:25 P.M.

Respectfully submitted by *Diane Eldon Kenefic, Secretary*