

# ROOF ASSESSMENT MEETING:

**Purpose of this meeting** is to present to our community

## **1. The current situation that led us into needing a new roof**

- a. We had only one option for insurance last year – Citizens / state run / last resort
- b. Citizens Insurance gave us 2-year policy with a requirement to put on a new roof in 2025 in order to qualify. They are doing this to nearly all condos whose roofs are 10-15 years old & older. Our roofs were original and had already been re-roofed covered once
- c. Many waterfront condos in Florida going through this same problem...

## **2. Our process for finding a company & WHY we decided**

**work with a Commercial roofing consultant** to help us navigate this process.

- a. **From March – June** the board got quotes from 5 diff. Commercial roofers – across the board in pricing, quality, warranties etc. – with a range in prices from \$400k to well over \$800k. Quickly realized we had very limited knowledge about roofs
- b. **We asked John Warman** former GFL Board president and a commercial construction VP to help- as hes been involved in many commercial roofing jobs at his work... First of all thanks John in your help

- c. John identified several key areas we needed to address;
- AC issues – putting all units up on stands to meet code & re-wiring of thermostats to each unit as the original wiring is starting to fail
  - Also New access doors on ea roof & other needs for less future maintenance on our roofs
- d. We next turned to a roofing consultant to help us with the process – Mike Long, President and owner of Florida Roofing Consultants in Tampa who handles many projects like ours (condos, schools churches) – At this time I’m going to turn it over to Mike to walk us thru the process and how we ultimately boiled it down to 2 companies. After Mike is done you can ask any ?’s pertaining to his process
- **NOW ... I TURN IT OVER TO MIKE ...**

**MIKE ... THANKS FOR JOINING US TODAY ...WE LOOK FORWARD TO YOUR HELP MOVING AHEAD W PROJECT**

### **3. The selection process & the 2 companies we got down to**

- a. Sutter Roofing Company
- b. Service Works Commercial Roofing Company
- c. Both companies bids are on our GFL website
- d. Which company we selected & why price service and willingness to handle the full scope of work

#### 4. **Timing of the project**

- a. Why now ... cant we wait ?
- b. Q-1 is best time of year to do this due to weather & roofing companies needs
- c. Project planned to start Feb 1<sup>st</sup> 2025

#### 5. **How do we pay for our new roof**

- a. Reserve Funds
- b. Any funds available from state to help us pay for it
- c. Need for special assessment
- d. Take a long term loan or pay for the project
- e. Terms for our Condo homeowners 1 – 2 – 3 months

#### 6. **Q & A** for board members & comments about Roofing project so far... **REMEMBER, you are limited to 3 minutes per unit owner and Q's MUST be related to The Roof Project.**

#### 7. **Vote of board** on final selection of Roofing company