



Sunset Palms Roofing Committee

Meeting Minutes

December 15, 2023

Meeting: Friday, December 15, 2023, Board Conf. Room, 10:00 AM

Join Zoom Meeting

Sunset Palms is inviting you to a scheduled Zoom meeting.

Time: Dec 15, 2023 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89126070233?pwd=Kbyf61BvFca1m5DkKM3nrLmhrjeyo0.1>

Meeting ID: 891 2607 0233

Passcode: 370904

One tap mobile

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Roll Call:

Committee Chair: Greg Jackson

Committee Members: Dan Noseworthy, Jan McCoy, Larry Smith, Bill Hickey, Dave Bell absent, Richard Thomas CAM

Additional Attendees: none

Preliminary limited call for bid (LCB) document, prepared by Dan Noseworthy, was reviewed by the committee, and will be forwarded to our attorney for review. It was modified to address:

- Quote of metal mansure as an option for the mansur., preferred standing seam with no fasteners but it is not available in aqua. White may suffice. Can consider screw-down type 26-29 gauge metal (the lower the gauge the thicker the metal is)
- Provide product samples for all materials to be used in the project (right down to the nails)
- Language for consequences for non-performance, breach of contract (so we don't experience what we have with the wall) and address change orders
- Requirement for a performance bond. The contractor goes to an assurity company who will provide coverage by another contractor if the hired vendor does not complete the job.
- Errors and omissions clause
- Payments will be broken out into thirds (1/3 up front, 1/3 upon completion, 1/3 30-day hold-back upon receipt of closing of permit and passing of inspection.

General Discussion:

- We are probably targeting a March/April 2024 install.

- We will conduct our own progress inspections at key points in the project with final inspection by the City.
- We will want a list of projects completed by the vendors for visitation
- Will need a minimum of three quotes back and committee recommendation for submission to the board of directors for consideration.
- We have three quotes for the A/C portion of the job but they will require update.
- Expense for removal and replacement of gutters by a gutter vendor must be determined and incorporated into the project cost.
- Greg is interested in asking a Veteran owned business (Freedom Roofing Division) to quote. We will ask the group to add this business into the process at the next meeting.
- We researched a national roofing company (Nations Roofing) suggested by Larry Smith but they are not local.
- Discussed UV lights in the A/C units (Bill Hickey recommendation). A/C vendors will be asked to quote inclusion.
- Bidders:
 - Arrays Roofing
 - American Roofing
 - Freedom Roofing
 - Nations Roofing and Construction

Meeting adjourned at 10:48 AM with a motion made by Greg Jackson, seconded by Dan Noseworthy. All were in favor.