



Sunset Palms Roofing Committee

Sept. 15, 2023, Meeting Minutes

Meeting: Wed. September 15, 2023, 11:00 AM, Board Conf. Room

Meeting Notice Date: Meeting notice was posted Mon., September 13, at 9:00 AM

Call to Order: The meeting was called to order by Greg Jackson at 11:01 AM

Roll Call:

Committee Chair: Greg Jackson

Committee Members:

Jan McCoy

Dave Bell

Dan Noseworthy

Bill Hickey

Larry Smith, absent for cause.

Richard Thomas

Marilyn Corazza

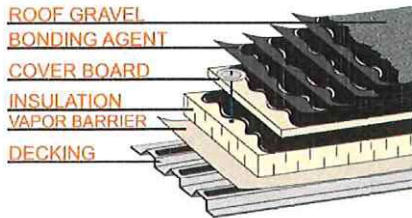
Additional Attendees: Norm McCoy for consult.

Agenda:

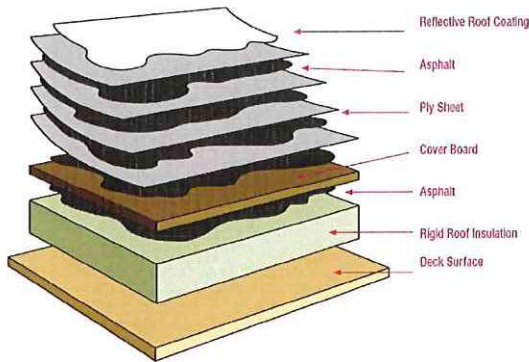
- **Project drivers** - Our existing Engineering Reserve study projected we would need to replace roof by this year and set budget monies in the reserves to do so. A separate roof inspection and report was conducted two seasons ago. It was noted there were no leaks but that we have significant wear on the flat roof areas of both buildings with loss of granules, A/C unit curbing is not up to code, we will modify the venting of the A/Cs to down-draft straight down under the unit vs. venting out the backside. We have had Greg Jackson walk the roof and three additional vendors walk the roof who have confirmed the condition. Core samples were taken.
- **Timing of work to be done** – is up to the committee. We thought we might have to be under contract with plans to replace the roof in order to renew our insurance coverage but that was not the case. We have partial funding this year. We can budget required funding into next year's reserve budget. We could consider doing the roof towards the end of this season, next March timeframe, and before the next rainy season. There would be a cost advantage to doing both buildings at the same time; however, the longer we push this work out, the greater the costs are to replace.
- We will move forward at a steady pace, find a contractor, get a price and will be subject to their availability but will not agree to work in the December timeframe with high social club activities.

Scope of Work for Project Manager

Built-up Roof – Existing structure is basically an asphalt lasagna. This image shows mechanical attachment of screws over cover board. Hot, susceptible to bubbling once granules wear off, difficult to find leaks if there are any.



NEW INFO - Built-up Roof with white reflective coating to compete with energy cost reduction benefits of TPO.



TPO Roofing – Quicker, cheaper & easier to install, offers rebates & significant energy savings. Must install catwalks to avoid puncture. If there is damage, it is easy to locate and patch. Can lay 4” of insulation to achieve high R value insulation rating.

