



## Sunset Palms Roofing Committee

### Meeting Minutes February 21, 2024

**Meeting:** February 21, 2024, Board Conf. Room, 10:00 AM

**Roll Call:**

Committee Chair: Greg Jackson

Committee Members: Dan Noseworthy, Jan McCoy, Larry Smith, Bill Hickey, Dave Bell

**Meeting Called to Order:** 10:12 AM by Greg Jackson

**Agenda:** Review of Bids received 02.16.24

**Discussion:**

Arrays – came in too high to consider at over \$300,000.00 and their bids are very difficult to decipher with many add-ons. They are a big outfit, not interested in our business based on the price.

Freedom Roofing – met w/them. They seemed knowledgeable installers but are new to commercial roofing. They came in the lowest. The bid is not very detailed and did not include a list of materials or reference a warranty. Their bid must be understated. They would be up-charging for everything not accounted for on the bid.

American Roofing – was our choice on the first go around and still appears to be

**Next Steps:**

Will place calls for further information/clarification, check references first and then schedule onsite meetings. Who are their preferred vendors for material suppliers and are warranties the same or not?

Selected vendor must agree to RPM's VIVE vendor authentication.

Greg will check with GAF re: Freedom's preferred vendor. What brand of TPO? Mulehide-80 mil Tapered insulation important to get run off. What type of bonding adhesive is being used. We have samples of Duro-last Mule-hide TPO 80 mil and 60 mil. GAF is the other reputable vendor for TPO.

Will gutters be removed, then replace existing or install new? The size of our existing gutters is good.

Unknown how much underlayment needs to be replaced until after tear-out.

References, vetting, on site visits– Bill Hickey, Dave Bell,

Next full Committee meeting Fri Mar 1<sup>st</sup>, 1:00 PM, to review vetting results.

Thursday March 7 will meet with contractors.

Add Ray from Mid-Pinellas when we meet with the Roofer.

Action: Greg - Check on A/C infrared unit info for Bill to review.

Action: Need eyes on attic to ensure underside of roof structure doesn't contain any connections that can be impacted by the install of the new roof.

**Adjournment:**

The meeting was adjourned at 11:36 AM