



Sunset Palms Roofing Committee

Meeting Minutes March 1, 2024

Meeting Date: March 1, 2024, 1:00 PM Board Conf. Room

Roll Call: Greg Jackson, chair; Dave Bell, John Joseph, Larry Smith via phone, Dan Noseworthy, Bill Hickey, Jan McCoy

Meeting Called to Order: 1:00 PM by Greg Jackson

Agenda: Vetting Results, Bill Hickey

Discussion:

Freedom Roofing

Confirmed they are just getting into commercial space. Appears to be a residential company with a background of vapor barrier installation. They prepare roofs to accept air handling systems. References: gave a reference of a commercial business no longer occupying the building. There was no one to speak to. Business name: Mesh Guard. Screen room addition company. They appear to lack experience.

The committee agreed they are not comfortable with suggesting a company with lack of experience.

Superior Heating and Cooling Company

Spoke with them. They partner with Freedom on installation of A/C units. They also appeared to focus on small installs.

American Roofing

Professional, customer testimonials were all very positive. The only issues were time and weather issues.

Villas de Golf in Largo have multiple story high buildings. Spoke with George Clark, HOA, they were very satisfied.

Tom King has used them repeatedly for various condo associations. They did their TPO and are now doing their manures with shingles.

Ray Flusher, Garden Tree Plaza, in charge of maintenance of commercial buildings, tried several other companies before and had issues. American fixed them all and have installed 16 properties. They are happy with their work and recommend we hire them for annual maintenance check.

They offer Warranty 2-year on installation and 20 yr. on GAF materials as a preferred installer.

Motion: Greg Jackson made a motion to propose American Roofing as our contractor of choice with shingle as mansure to our board of directors for project approval. Dave Bell seconded the motion. Motion passed unanimously.

Next Steps:

Coordinate meeting with select members with American Roofing to further discuss project details and include Mid-Pinellas A/C who will work in tandem with them.

Jan will prepare vendor comparison/summary information for the board along with a project overview to be presented at the meeting.

Questions: Confirm gutters will be removed and reinstalled, what is pool impact, A/C impact/use of building while work happening, availability to continue daily business.

Adjournment:

Greg Jackson made a motion to adjourn, seconded by Larry Smith. The meeting adjourned at 1:48 PM.