

CSNCA Special Board Meeting Summary
Minutes 1-30-2023
Discussion of Roofing/Amendment re Unit 29

Present: Sheila Flannery, Joe Barone, Mike Colatruglio, Tim Keys, Kevin Quinn, Dana Preisse, Beth Veres, Earl Ley, CSNCA Property Manager.

Sheila started the meeting wanting to accomplish 2 things. First, to discuss the roof situation which has stalled installation of new siding and second, to approve the letter to be sent out to owners regarding the amendment for Unit 29.

Amendment for Unit 29: The Board has been working with Kaman & Cusimano to develop an Amendment that would separate Unit 29 from any assessments or costs for maintenance & repair to any of the buildings or garages. Unit 29 would be 100% responsible, as this Unit has been in the past, for the repair and maintenance of the interior and exterior of home unit and garage. Once this Amendment is developed, home owners will be informed of the amendment and steps needed to approve.

Roof Update: Mike Colatruglio reported the problems and concerns that were discovered with the roofs while Ben Kluding and his team were doing the siding renovations. Board members received product photos and current quotes from 2 vendors in their emails. Mike explained the process of talking to three different roofing contractors and how he and Tim had created a list of questions to make sure that each of the vendors were providing the same services. Ben Kluding was also asked to be involved in the appointments and discussions with the roofing contractors: Coates, JDB and Ted Caldwell.

Certainteed was the recommended shingle from all contractors. It would be installed by certified installers, which is required by Certainteed according to their warranty. The two types have been narrowed down to Landmark Pro and Presidential Shake. While inspecting the roofs for the estimates, it was noted that the amount of water that sheds from the roofs could be improved.

Kevin asked why Diamond Kote or Ben had not considered the roofs an issue and brought it up earlier when they quoted and were given the contract. It was known that the roof shingles were curling, however, that was not a concern at the time, since we had the roofs replaced in 2008.

Sheila asked Earl if he felt the leaks were due to the shingles or not. He felt it was more of a flashing issue. Decision on the roofs needs to be made in February if to keep on schedule with current project.,,Sheila stressed that Mike and Tim have done their due diligence.

The EcoShake Composite shingle, which is our current roof was installed in 2008 and was to have a 50 year warranty. A version of the shingle is still made. We do not have the original contract but a copy. Kaman and Cusimano, as well as a litigator are reviewing how to proceed with trying to gain retribution for costs and determine if the warranty still stands. Abel Roofing has since been sold to Contract Construction, Inc. and phone calls are not being returned. Initially, they were contacted and told Tim that they would come out in January. Many calls have gone unreturned since then. A letter is currently being drafted by the attorneys.

Kevin Quinn stated that he felt that a professional roofing consultation from an independent consultant should be obtained before we make the decision to replace the present roofs and increase the assessment. Sheila said that when she researched the siding, the engineer

company that was used for the Reserve Study, Superior Engineers was not willing to come and do assessments on the integrity of the structures beyond the Reserve Study. Sheila asked Earl Ley if he knew of any company that might do an independent assessment of our roofs. Sheila stated she will research this and see if there is an organization that can do this service.

The next Board meeting will be on February 15th via Zoom, 4-6 p.m.