

Victoria Palms COA (VP)

Board of Directors Workshop Meeting / Sunday, April 6, 2025; 7:00 p.m.

Via Zoom

Meeting Minutes

Mission Statement: "To promote a safe and secure community, improve the grounds and facilities, and exercise financial responsibility while meeting and exceeding the needs and expectations of the Victoria Palms of Dunedin Association, owners, and residents."

AGENDA FOR MEETING

1 – Call to Order:

J. Elliston called the meeting to order at 7:01 p.m.

1.1 - Establish Quorum:

Jeri Elliston, President – present
Wendy Brandt, Vice President - present
Daniel Anderson, Secretary – present
Christine Fratangeli, Director - present

Quorum established.

1.2 - Meeting Notice Verification:

A meeting notice / agenda was posted on the VP clubhouse door and an email of same was sent to VP members on Friday, 4/4/2025.

1.3 – VP Building 3 Roof Discussion:

The following proposals from 6 roofing contractors have been received to replace the roof on VP building 3:

Aderhold: 2 ply modified \$186,125 or 60 mil TPO \$113,792, + \$20,000 to remove 8 A/C units, install stands, and reset the units to comply with current building code clearance requirement

Acoma: single ply \$51,250, + \$14,360 for the A/C work

Done Rite: modified bitumen \$35,640, + \$10,226 for the A/C work

Dynamic National: modified bitumen \$81,690, A/C work is included in the estimate

McMullen: GAF rubberized, \$88,770, A/C work is included in the estimate

Sutter: 60 mil TPO \$82,844, + \$9,600 for the A/C work

The VP board agreed to send the proposals received to Prescott Engineering (the firm that performed a VP building roof inspection during early 2024) for a proposal to review, comment, suggest follow up questions, and provide recommendations on the proposals; and a proposal to provide limited inspection services if / when the actual roof replacement takes place.

Some comments included negotiating with the contractors and checking to see if hurricane clips are included in the proposals.

1.4 - Adjourn

A motion was made to adjourn the meeting, 2ndd, and approved 4-0. The meeting was adjourned at 7:23 p.m.