

**SPECIAL MEETING OF THE BOARD OF DIRECTORS WAS HELD ON FRIDAY, NOVEMBER 22, 2019 AT 7:00PM., AT THE CLUBHOUSE 8768 CHEVY CHASE DRIVE.**

**ROLL CALL**

Those Board members present were Patricia Chapman, President; MaryAnn Biancardi, Vice President; Lisa Depace, Treasurer and Directors Norman Goldstein, Vincent (Chancy) Tancredi and Joseph Zegarelli. Howard Butler, Secretary was present via tele-conference. Absent with prior notice was Jay Semmel and Elissa Pratt., Also present was Gary Palombi, Licensed Property Manager and Marie Palombi, from Residential Management Concepts.

Pat Chapman called the meeting to order at 7:05 and turned the chair over to Norman Goldstein.

Norman Goldstein stated that the purpose of this meeting was to discuss and approve the roofing contract from Palm Beach Roofing in the amount of \$2,522,550.00.

Norman noted that there is no down payment required by this contractor and no payout will be given until 10 buildings are completed, a release of lien is provide to Management and the permit is closed out. Norman also noted that the handout that was given to everyone outlines everything that is included in the contract. Pat Chapman assured the residents in attendance that the Board has done extensive research on all of the contractors and found that Palm Beach Roofing has a 5 star rating with the Better Business Bureau and that she received only positive feedback from their references. Chancy Tancredi remarked that he had been on the fence about which way to go and after much thought came to the realization that the roofs are 40 years old and he believed that replacing the roofs rather than coating them is the best approach to take. Pat Chapman stated that the contract will be sent to the Association's legal counsel to be vetted and approved prior to the Board signing off on it.

The floor was then opened to the residents.

Following a lengthy question and answer session, Norman Goldstein moved to approve the proposal from Palm Beach Roofing to replace all 212 roofs at a cost of \$2,522,550.00, once the Attorney has given his stamp of approval; seconded by Lisa DePace. The vote was taken and with six Board members in favor and one opposed, the motion carried.

Being no further business before the Board, President Patricia Chapman, adjourned the meeting at 7:50 PM.

Respectfully submitted,  
On behalf of the Secretary