

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

AGENDA

DATE: TUESDAY, APRIL 22, 2025

PLACE: BOCA LAKES CLUBHOUSE

TIME: 5:50 P.M.

1. Call meeting to order - Certifying quorum
2. Proof of notice of meeting
3. Consideration of approval of contractor and contract for an extended roof warranty for the 112 dwelling buildings in the community, subject to any additional terms to be negotiated between the contractor and the Association with the assistance of legal counsel.
4. Consideration of approval of contractor and contract to install irrigation along the Glades Road side of the community, subject to any additional terms to be negotiated between the contractor and the Association with the assistance of legal counsel.
5. Consideration of authorizing the president and any other available officer to execute the contracts submitted by the approved contractor for the extended roof warranty on the dwelling buildings and irrigation installation along Glades Road referenced in the agenda above, as well as any additional terms negotiated with the assistance of Association's legal counsel.
6. New business
7. Old business
8. Adjourn

Boca Lakes Condominium Association BOD values your input and opinions. Please remember that proper meeting etiquette must be followed at all Board of Directors meetings. You are only permitted to speak on an agenda item. Any disrespectful or disruptive behavior cannot be tolerated. You may be asked to leave the meeting.



Palm Beach Roofing & Maintenance LLC.

West Palm Beach, FL

561-293-1407

LIC #CCC1329210

7029 AVOCADO BLVD

LIC #CGC1526892

Date: _____ E-MAIL: _____

Name: BOCA LAKES CONDOMINIUM PHONE: 561-482-7880

Address: 8768 CHEVYCHASE DRIVE City: BOCA RATON Zip: 33433

TILE ROOF SCOPE:

FLAT CONCRETE TILE
COA CHOICE OF COLOR

CLUB HOUSE WITH MAINTENANCE GARAGE ATTACHED
GAZEBO ON POOL DECK
POOL PUMP HOUSE
GUARD GATE HOUSE AT ENTRANCE

REMOVE EXISTING ROOFING ON ABOVE BUILDINGS
REPAIR ANY PLYWOOD AND FACIA
PLYWOOD \$4 A SQ FT
FACIA 1 x 8 = \$8 A LINEAL FOOT
NO PAINTING FACIA REPAIRS
INSTALL NEW FLAT CONCRETE TILE WITH POLYFOAM OR EQUAL PRODUCT
INSTALL ALL PRODUCTS ACCORDING TO PBC
INSTALL HI-TEMP TILE SELF ADHEARED UNDERLAYMENT
INSTALL 3 x 3 WHITE EAVE DRIP

GUTTER MAINTENANCE SCOPE:

PRODUCT - HYDRO FLOW ALUMINUM & STAINLESS STEEL

CLEAN GUTTERS ON ALL BUILDINGS
INSTALL GUTTER GUARDS ON ALL GUTTERS ON EXISTING BUILDINGS
AND NEW ROOF GUTTER GUARDS (HYDRO GUTTER GUARDS)

1093

INSTALL NEW GUTTERS ON (4) BUILDINGS THAT ARE RECEIVING NEW TILE ROOFS

SOFT WASH ALL BUILDINGS TO REMOVE MOLD AND FUNGIS FROM TREE BUILD UP AND LEAVES
RINSE ALL LANDSCAPING WHEN COMPLETED

PALM BEACH ROOFING & MAINTENANCE LLC WILL DO SILICONE ROOF COATING ON ANY AREA THAT
MAY HAVE LAYING WATER
THIS WILL BE DONE AS PART OF THE MAINTENANCE AND WARRANTY EXTENSIONS

----- \$575,000.00

ROOF WARRANTY EXTENSION:

SILICONE SEALANT REPAIRS ON WALL UNITS AT CRICKET – AREAS THAT HAVE HAD LEAKS IN
INTERSECTION OF SHINGLE TO FLAT WILL BE SILICONE COATED INCLUDED REAR FLATS

WARRANTY TO COVER ANY REPAIRS NEEDED UNDER NORMAL WEATHER CONDITIONS. IF THERE WERE
TO BE A MAJOR HURRICANE, TORNADO OR OTHER HIGH WIND AND RAIN OCCURANCE, ANY REPAIRS
THAT ARE DUE TO UNLICENCED CONTRACTOR ACTIVITY OR RENOVATIONS TO BE CHARGED BACK TO
OWNER OF UNIT.

COA TO KEEP UP ON TREE TRIMMING AND MAINTENANCE ON ALL BUILDINGS TO PREVENT ANY ROOF
DAMAGE. ROOF WARRANTY IS NOT ON INSURANCE POLICY AND DOES NOT COVER ANY ITEMS IN YOUR
UNIT. CONDOMINIUM CONTENTS INSURANCE IS RECOMMENDED TO COVER ANY PERSONAL
BELONGINGS DUE TO ROOF LEAK.

➔ ROOF WARRANTY (1) YEAR STARTING 5-1-2025 ENDING 4-31-2026

COA TO VERIFY ROOF LEAK CALLS

1 Year ---- \$75000

Separate from above quote

The above prices and conditions are hereby accepted. You are authorized to do the work above as specified. The signer of this agreement guarantees payment:
This signature is to verify that the owner or authorized person has read the General Terms and Conditions that Palm Beach Roofing & Maintenance has listed on
the back of the contract. Any unpaid balances will have a \$500 per week Late fee upon final inspection
Palm Beach Roofing & Maintenance LLC carries \$1,000,000 coverage for general Liability and Workmen's Comp for all employees

Date _____ Acceptance _____

Palm Beach Roofing & Maintenance Authorized Signature: _____ Print Name: Dean Broder

2 of 3



Palm Beach Roofing & Maintenance LLC.

West Palm Beach, FL

561-293-1407

LIC #CCC1329210

7029 AVOCADO BLVD

LIC #CGC1526892

Date: 3/01/2025 E-MAIL: _____

Name: BOCA LAKES PHONE: _____

Address: CHEVY CHASE DR City: BOCA RATON Zip: 33433

JUST WANT TO CLARIFY THAT IN THE 3-4-2025 PROPOSAL THAT \$75,000 IS FOR 1 YEAR OF ROOF MAINTENANCE WARRANTY AND IS NOT PART OF THE \$575,000.00 QUOTE.

PAYMENT SCHEDULE

10% DEPOSIT \$57,500.00 UPON SIGNING

20% \$115,000.00 - DUE WHEN TILE ROOFS ARE COMPLETE AND FINAL INSPECTION

GUTTERS AND GUARDS DO NOT NEED TO BE INSTALLED FOR 2nd PAYMENT

30% \$172,500.00 – DUE WHEN GUTTER GUARDS ARE 50% COMPLETE

30% \$172,500.00 – DUE WHEN GUTTER GUARDS ARE COMPLETE

BALANCE \$57,500.00 - IS DUE WHEN ROOF CLEANING AND SILICONE COATING ARE COMPLETED

FINAL PAYMENT IS DUE WHEN ALL WORK IS COMPLETE AND ROOFING PERMITS ARE FINALED. PAYMENT TO BE MADE WITHIN 7 DAYS OF THIS COMPLETION

A RELEASE OF LIEN WILL BE PROVIDED AT FINAL PAYMENT

The above prices and conditions are hereby accepted. You are authorized to do the work above as specified. The signer of this agreement guarantees payment: This signature is to verify that the owner or authorized person has read the General Terms and Conditions that Palm Beach Roofing & Maintenance has listed on the back of the contract. Any unpaid balances will have a \$500 per week Late fee upon final inspection

Date _____ Acceptance _____

Palm Beach Roofing & Maintenance Authorized Signature: _____ Print Name: Dean Broder

3 of 3

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		<p>schedule 160, rated for 160 PSI. The pressure from the irrigation pumps is set at 60 PSI.</p> <ul style="list-style-type: none"> • 2" commercial Solenoid Irrigation valves will be installed for every sprinkler zone. • Sprinklers and Rotors will be installed to achieve crossover coverage of the landscape. • This new section of Irrigation will be connected to the Irrigation System from inside the community. This installation is dependent on a new Irrigation System in Boca Lakes 			

NOTES:

60% deposit to schedule work, and 40% balance is due upon completion of work.

Due to the nature of the work, specifically, the trenching for the installation of new pipes and wires, the sod in the areas of work will have to be re-touched and possibly replaced. Technology Engineering is not responsible for the cost of re-touching or replacing any part of the sod.

Any additional work or parts needed to complete work will be billed separately once approved by the customer.

A detailed schedule of the work will be presented upon acceptance of this proposal.

Unless stated otherwise, all parts have a 12-month manufacturer warranty.

Existing irrigation will be partially operational during the installation of the new system.

Technology Engineering guarantees its workmanship for 90 days.

TOTAL

\$11,600.00

Accepted By

Accepted Date