

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Friday, July 28, 2023
Location: Social Room**

MINUTES

1. CALL TO ORDER

Bill Borland called the meeting to order at 10:30 a.m.

2. PROOF OF NOTICE

Notice of meeting was posted in the Mail Room on Tuesday, 7/26/2023.

3. ROLL CALL

Present: Bill Borland and Jaimie Kiefer; Carl Valdiserri and Mike Vinyon were present via telephone.

4. APPROVAL OF MINUTES

Bill Borland made a motion to approve the previous meeting minutes; Jaimie Kiefer seconded. Approved unanimously.

5. TREASURER'S REPORT

Mike Vinyon gave a brief update on the Empress finances; Bill Borland made a motion to approve the report, Jaimie Kiefer seconded. Approved unanimously.

6. NEW BUSINESS

- ❖ Total Roof Contract – Bill Borland gave a brief report on the garage roof.

A new roof was put on the garages in 2005, after Jean and Francis in 2004. Bill expressed that the deterioration of such has been evident since he has been at the Empress.

Some repairs have been attempted but this spring we determined that our repairs were not working.

The Empress contracted Total Roofing who had been working with us concerning the main building roof, to determine if repairs could be made. They advised it was not possible.

Deb reminded us that there were still two (2) years left on the original 20-year warranty. To our surprise, they decided to honor that warranty for a full material replacement of the roof of the garage and out-buildings. Out-buildings are the dune walkover, gazebo, guard shack, car wash shack and tennis court pavilion.

We got bids for just the garage roof from Total Roof who held the warranty policy for about \$85,000 and from Pritts who installed and maintains the building roof for \$300,000. The difference is the material, which is top of the line 20-gauge aluminum.

We later asked Total Roof to include the soffit and fascia and they suggested including the out-buildings. New price point is \$132,000.

Searching the internet, the quoted prices appear to be valid.

Thanks to Jaimie and Ted for researching the original 2005 contract and data.

Carl Valdiserri made a motion to accept the proposal from Total Roofing, Bill Borland seconded. Approved unanimously.

7. GENERAL DISCUSSION

- ❖ Lobby Door Tele-entry is in need of replacement. Bill will put together an order of work and estimates for an upcoming workshop.

8. ADJOURNMENT

- ❖ Bill Borland made motion to adjourn; Jaimie Kiefer seconded. Unanimously approved. Meeting was adjourned at 10:55 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Deb Taylor". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

*Deb Taylor, LCAM
For the Board of Directors*

Subject to Approval