

October 14, 2022

I want to thank all those owners who joined us for our Board Meeting. There were times that the meeting got out of hand, and some people had to be turned off. I ask that at the next meeting, everyone hold their questions or concerns unless their input is asked for or until the end of the meeting when it is opened for owner comments. We will also institute time limits as there are many that want to speak and very little time. Please remember, these meetings are business meetings, and we are all expected to act in a professional manner.

I would like to correct a few comments. True, W&D Roofing has only been in business for about 4 years. Edward was co-owner in a roofing and contracting company called Wilson & Dale for 18 years. Mr. Wilson passed away and his son George no longer wanted to work big jobs and it was detrimental to him when filing taxes, so the company dissolved, and Edward started W&D Roofing. I hope this clears the air with Edward and his crew. He is experienced, he is highly rated, and all the roofs come with a 10-year warranty should anything happen. This warranty also covers any damage caused from the roof.

The roofs are going on fast and they must make sure the roof is waterproof before any rain comes down. In their haste in trying to get as many roofs as possible done, sometimes a mess is left behind. I spoke with Edward Jr. regarding this and after each roof completion, there will be a two-man team staying behind to make sure everything is cleaned up and everything is righted for the homeowners.

An inspector will be down next week to make sure the roofs are done correctly. I did look for an independent inspector however they want to garner business, so I am hesitant to trust them to give a true opinion. We can get a state inspector in however I would have to file a complaint and I am not doing that. Robert must make sure the roofs are done correctly and that the roof is watertight before remaining funds are released. I hope the assurance from him will ease the minds of those who are concerned.

As for the interior mess created by the roof replacement, there is not much that can be done. This is not a dust free process, and you can expect to see some mess after the rip off. This is one reason we are trying to get the demo done before the roof...so that debris falls onto the plastic and not your floors or

cabinets. I will not ask the roofers to stop their roofing to sweep your floors. If large chunks of debris fall through, please call the office and we will get it taken care of.

The demolition crews and the reconstruction crews are working as fast as they can and are doing their best to get everyone back to their units. Remember, many of these units require the ceiling to be removed. To do this, everything must be moved out. You are welcome to rent a pod to hold your item or hire someone to move your items. If this is done by Titan or Stratton, there will be a charge for this service which is not covered by our insurance. If your unit is not ready for demo, we will have to re-schedule as to not hold anyone up.

Hamstra will be in office on Tuesday, and we will be working on a plan to repair and replace the required units. Larry will also do some training with our techs as to what to check when the A/C return is leaking. The leaks many of you are experiencing is not the roof but coming from the A/C unit seal or overflow/condensation lines.

We have replaced 20 roofs so far. The roofers have asked other companies to come in and they are more than willing to help...in January. I am sure none of the homeowners want to wait until January just so we can have two crews. W&D have a crew of 11 and once the rain ceases, they will be able to get two crews working on the roofs but until then they can not take a chance leaving a roof unsealed overnight. For those owners who are upset about the time it is taking, Villas East just completed their first roof---we could be in their position....or worse, in Florida.

I want to tell you a personal story. August of 2009 my house caught fire and burned to the ground. I had the clothes on my back and my wedding ring. I lost the videos we had taken of my kids growing up, mementos from my deceased father, my great grandmother's China hutch. We lost EVERYTHING! It took us months to get back to living, we had to purchase a new home, new furnishings, clothes, etc. Some things took years to get back and some of those things can never be replaced. I tell you this story so that you know, I understand where many of our homeowners are but like me, you will be made whole again real soon.

If you are using an outside contractor...we must have estimates and paid invoices to submit to the insurance company so we can get an approval and check out for your payment. If your contractor is charging more than what the insurance is covering, the overage will be homeowner responsibility or your insurance. All agreements outside of the stated approved contractors are between you the homeowner and your contractor. The Association will not be a party to any agreement and all payments will be made to the homeowner. I can not stress this enough...prior to any work being done, an estimate must be received by the adjusters so that they can approve the charges and the work. Without this, you the homeowner will be responsible for additional charges.

Mike and John, our interior adjusters will be back out on Wednesday and will be viewing those units that have yet been seen, some units ready for reconstruction and some units with additional damage. They will be working on supplements to add to the current estimates we have.

As for other news---

The next roofs on the schedule are:

403 Tierra 218 Sarta 329 Tierra 414 Pena and 103 Quinta

Several units are scheduled for paint and reconstruction next week and many will be started. We are slowly moving forward but at least we are moving.

I want to remind everyone that Oktoberfest will be Oct. 29 at Penasco Park. This will be our first gathering since Spring and I am looking forward to visiting with you all.

I wish you all a wonderful weekend!

Dorothy