



Construction Consulting / Project Management / Owners Representation / Building Evaluations

The Hamptons Townhomes

RESIDENTIAL ANNOUNCEMENT: NOTICE OF ROOFING COMPLETION

March 31, 2025

Hello Residents and Owners of The Hamptons Townhomes,

On behalf of the Board and our on-site Construction Professionals, Vigilant Services is pleased to formally announce the successful completion of the roof replacement for the following buildings.

- ***Building 7 (75-105 Boardwalk Ave)***
- ***Building 6 (53-65 Boardwalk Ave)***

The completion of the buildings mentioned, speaks more specifically to the following items:

- ***Removal and disposal of all old materials, including shingles, fasteners, underlayment, and vents.***
- ***Inspection of the roof deck for any rot or damage, replace plywood as needed and ensuring the decking is secure and that all nails, both old and new, are flush with the surface.***
- ***Install new underlayment, drip edges, and flashing in valleys, around roof penetrations, and along eaves to ensure proper water drainage and protection.***
- ***Installation of new shingles, ridge caps, vents, and covers/boots, applying bonding coatings to enhance sealing around penetrations and ensure strong adhesion between shingles, mitigating water intrusion.***

Please be aware that, in some cases, your building may receive additional vehicle displacement notices as we work to serve nearby buildings.

We sincerely appreciate your cooperation, patience, and support throughout these necessary repairs. Please stay tuned for Association-directed notices regarding the next phase of work, as roof replacement concludes and we transition to vertical sidewall and balcony repairs.

With gratitude,

Your Hamptons Townhomes Construction Team

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