

May 31, 2024

R[REDACTED] and K[REDACTED]

I spoke with a local asphalt/engineering firm concerning the issues with the recent work performed on Willow, Grace Glen, and Sable.

The engineer was gracious to come and take a look at our roads and provided the following information.

Testing: Without a sample of the liquid for analysis his test lab would be unable to determine if what was placed on the street was correct. He indicated that they might be able to take a core sample but given it is not typical asphalt it may be irrelevant and only give us the percentages of contents of the material.

Recommendation: After examining the roads and given the information that we received from North Florida Emulsions he feels another layer will resolve the peeling of the current application. He indicated that he researched the company and finds nothing negative and believes given the 2-year warranty that we should allow him to place another layer.

His definition of another layer and what will resolve the current issues are:

1. Tack coat
2. Chips
3. Top Finishing/Binding Material (Liquid)

He stressed without the tack coat the second layer would not adhere. He also agrees that the October time-frame for the application is correct given the process and weather conditions in the summer months. The lifespan of this process is 5-7 years but with our traffic count and typical vehicle weight he projects more than 7 years. He didn't give a specific number but something around 9-10 years.

At this point, given the advice here, we need to know the exact process (steps) of the term "re-micro surface" in Mr. Kings letter dated May 15, 2024.

M[REDACTED]

EASTSIDE VILLAGE HOA <eastsidevillagehoa@comcast.net>

6/5/2024 2:38 PM

Eastside Village Homeowners Association

To jeffking@northfloridaemulsions.com <jeffking@northfloridaemulsions.com> Copy
Rod Sutton <rdsutton44@yahoo.com> • Katie Greene <katiegreene6654@gmail.com> •
Monette Hosford <anaday98@comcast.net>

Please see the attached letter concerning the road project at Eastside Village HOA.
We look forward to your response.

- NFE_Letter.docx (84 KB)



Attachment #1
Eastside Village Homeowners Association Inc.
189 SE Claudia Way * Lake City, FL 32025-1806
Office: 386-755-7004 * Fax: 386-755-3323
Email: eastsidevillagehoa@comcast.com
FED ID# 59-2933733

June 5, 2024

Mr. Jeff King
North Florida Emulsions, Inc
701 N. Moody Road #15
Palatka, FL 32177

Mr. King,

As you can imagine, the Board has received a multitude of questions from homeowners relating to the road work that will be performed in October to resolve the road issues shown in your letter of May, 15, 2024.

In order to provide the homeowners with accurate information, we need to ensure that we understand the steps that will be completed on Willow Drive, Grace Glen, half of Sable Lane, the easement off Grace Glen and the clubhouse parking lot.

As we understand, the following 3 steps will ensure a successful completion to the project:

1. Tack Coat
2. Aggregate Distributed (Chips)
3. Finish Coat/Binding Material

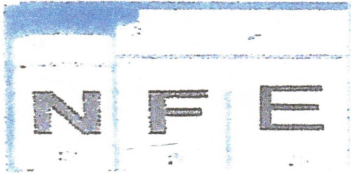
If any of the steps above are not correct please let us know.

We would also request the maintenance of traffic plan and a detailed schedule of the paving project 10 days prior to beginning the project in order for us to notify the affected homeowners of road closures for each day of construction.

Thank you in advance for your prompt response.

Sincerely,

Board of Directors
Eastside Village Homeowners Association, Inc.



North Florida Emulsions, Inc
701 N Moody Road #15
Palatka, FL 32177
386-328-1733

June 11, 2024

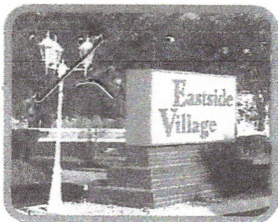
Mr. Sutton,

All the chip sealing has been complete. It is under the micro. The micro will be redone on those areas except the parking lot area, which will be determined at the time of completion, which will be the first week of October. No tack coat needs to be put down before micro surfacing. The roadways will be swept prior to us starting.

Thank you

Jeffrey King

Jeffrey King
President



EASTSIDE VILLAGE HOMEOWNERS' ASSOCIATION INC.

**189 SE CLAUDIA WAY
LAKE CITY, FL 32025-1806**

386-755-7004 * Fax 386-755-3323

E-Mail: eastsidevillagehoa@comcast.net

Fed ID# 59-2933733

On November 21, 2023 Rod Sutton call the Board meeting to order at 6:30 PM. He led the Pledge of Allegiance and the Star Spangled Banner. Vanessa led the invocation.

Joyce did the roll call. Present Jeff, Dan, Jackie, Rod, Joyce, Joan and Vanessa

Joyce then read the minutes of the September and October meetings. Rod made a motion to accept the minutes. Seconded by Vanessa, all Approved, motion carried.

Jackie gave the Treasurer's report, Rod made a motion to accept the Treasurer's report, Joyce seconded, all approved, motion carried.

Joyce then gave the report on the activities. Thanksgiving dinner on 23rd at 2 PM. All welcome.

There is a sign-up sheet for the Christmas dinner on the 16th of December at 5 PM. If you sign-up and don't show you will be charged \$24.95.

There will be a cart parade on the 23rd at 7 PM.

Joyce then spoke about the procedure when new residents come in.

Rod reported on Buildings and Grounds that parking on the grass is a problem and getting worse. Also, mildew is back.

Jeff reported there is a new garbage disposal installed. And the pool is okay.

Rod talked about the roads. He had bids from North Florida Emulsion of \$63,300 and Boone Construction in the amount of \$94,300.

This is for Sable, Grace Glen, half of Willow and upper & clubhouse parking lots. He made a motion to accept North Florida Emulsion in the amount of \$63,300 to start in December.

Joyce seconded, Jackie, Vanessa, Dan, Jeff, Joyce, Joan and Rod all accepted, Motion was carried.

On Common Areas and Ponds Vanessa said the ponds are good. Roofs on storage shed and guard house have been repaired.

The sign on the Senior park is finished.

She reported that Connie Norris is very ill and won't be able to help with the Christmas decorations out front. Vanessa is looking for volunteers to set up the decorations on Tuesday November 28 at 9AM.

ROAD WORK PRICING & CONTRACT

TO : JEFF PRESSLEY, JOYCE CHEETHAM, JACKIE DICKSON, JOAN WILSON, VANESSA SAVAGE, DAN WALSH, RANDY GRIEF

CC: CURT BELLINGER and CHARLES KIME

DATE: NOV. 20, 2023

FROM: ROD SUTTON

SUBJECT: APPROVAL TO AWARD ROAD RE-SURFACING CONTRACT.

Ladies and Gentlemen:

The following is the results of negotiating with CA Boone Construction and North Florida Emulsions (NFE) to re-surface the roads and parking lots in EVHA. The items are shown below, and the complete file is available in the office, if wish to see it in greater detail, just let me know.

Curt and Charles have evaluated both proposals and find them acceptable. I have visited NFE project sites in Palaka and St. Johns, Florida. We have pictures of NFE's workmanship.

The price as well as the delivery are significantly different and based on conversations with both companies C A Boone has a very big back log and does not need any new work till March next year.

The good news, based on our budget and the processes used NFE can re-finish both of our parking lots along with the roads being done.

The thumb nail pricing and delivery to do – Sable Lane, Grace Glen, 50% of Willow Drive, the upper and lower parking lots are as follows:

NFE - \$63,300. Start early Dec. vs C. A. Boone - \$94,305. start March

I need your acceptance or rejection by Nov. 21, at noon so we can announce the decision at the BOD meeting on Nov. 21, 2023.

Thank you for prompt decision. Rod Sutton

m/c