



Date December 4, 2025
RE: Seacove Place Project Update
Attendees: Board of Directors, Andy Aguinaga, Ross Construction Management

➤ **Re-roof Project**

- Production – 83% complete
 - Complete
 - Building #18, 19, 20, 21, 22, 23, 24, 26 – reported 12/3
 - Buildings #12, 13, 14, 15, 16, 17 – reported 10/23
 - Building #3, 4, 5, 6, 7, 8, 9, 10, 11 – reported 9/9
 - In Process
 - Building #27 – estimated completion 12/9
 - Building #28 – estimated completion 12/13
 - Building #25 – estimated completion 12/16
 - Upcoming
 - Building #29 – tear-off begins, Tuesday, December 9th
 - Building #30 – tear-off begins, Wednesday, December 10th
 - Building #31 – tear-off begins, Tuesday, December 16th
 - Building #32 – tear-off begins, Wednesday, December 17th
- Change Orders (see attached)
 - Total - \$225,064.75
 - Wood – \$135,502.75
 - Estimated building 23, 24, 25, 26, 27, 28
 - Skylights – \$79,210.00
 - Pool House – \$10,352.00
- Contingency Fund – 27.68% used
 - Beginning Balance \$813,104.07
 - Less Change Orders \$225,064.75
 - Ending Balance \$588,039.32
- Loan Draw Summary – Total \$1,979,319.70
 - Draw #1 - \$153,523.41
 - Draw #2 - \$818,285.40
 - Draw #3 - \$718,920.36
 - Draw #4 - \$288,590.53
- Action items are being tracked through completion

Building Summary	
Unit Cost	
Wood Quantity	
Seacove Place RCM Sheet	RCM Building Totals
Unit #	
Building Flow #1	\$3,799.25
Building Flow #2	\$1,777.75
Building Flow #3	\$5,504.00
Building Flow #4	\$3,690.25
Building Flow #5	\$4,858.00
Building Flow #6	\$3,568.75
Building Flow #7	\$6,773.00
Building Flow #8	\$5,426.00
Building Flow #9	\$8,327.25
Building Flow #10	\$6,694.00
Building Flow #11	\$6,351.50
Building Flow #12	\$4,817.00
Building Flow #13	\$3,745.75
Building Flow #14	\$3,652.25
Building Flow #15	\$7,314.75
Building Flow #16	\$4,345.00
Building Flow #17	\$4,386.50
Building Flow #18	\$3,630.50
Building Flow #19	\$5,758.00
Building Flow #20	\$5,204.50
Building Flow #21	\$5,207.25
Building Flow #22	\$6,415.75
Building Flow #23	\$5,581.50
Building Flow #24	\$3,299.00
Building Flow #25	\$3,165.00
Building Flow #26	\$3,723.75
Building Flow #27	\$3,790.50
Building Flow #28	\$4,696.00
Building Flow #29	\$0.00
Building Flow #30	\$0.00
Building Flow #31	\$0.00
Building Flow #32 (Pool)	\$0.00
Poolhouse	\$10,352.00
Skylights	\$79,210.00
Contingency Total	\$225,064.75

Seacove Place Wood Replacement Matrix (RCM)												
Unit Cost	\$8.00	\$129.00	\$178.00	\$17.50	\$19.50	\$18.50	\$20.50	\$7.75	\$11.75	\$87.00	\$82.50	
Wood Quantity	87	3	3	42	12	530	80	990	3762	790	82.5	
Seacove Place RCM Sheet	Gutter Guard	vent pipe replacement	zbar	2x4 Rafter Tail	2x6 Rafter Tail	2x8 Fascia	2x10 Fascia	1x4 Shadowboard	1x8 Shiplap	Plywood	4x12 Beam	RCM Building Totals
Unit #	Each	Each	LnFt	LnFt	LnFt	LnFt	LnFt	LnFt	LnFt	Sheet	LnFt	
Building Flow #1								21	154	21		\$3,799.25
Building Flow #2								8	109	5		\$1,777.75
Building Flow #3								12	46	55		\$5,504.00
Building Flow #4						4		5	190	14		\$3,690.25
Building Flow #5								8	16	51		\$4,858.00
Building Flow #6								47	142	17		\$3,568.75
Building Flow #7								16	92	64		\$6,773.00
Building Flow #8								19	5	60		\$5,426.00
Building Flow #9						8		24	199	65		\$8,327.25
Building Flow #10								20	16	73		\$6,694.00
Building Flow #11								10	260	37		\$6,351.50
Building Flow #12								16	44	48		\$4,817.00
Building Flow #13					12		4		129	22		\$3,745.75
Building Flow #14						28		24	12	32		\$3,652.25
Building Flow #15	30	1	3				32		53	59		\$7,314.75
Building Flow #16							16	19	85	33		\$4,345.00
Building Flow #17							28	32	22	38		\$4,386.50
Building Flow #18						48	0	26	120	13		\$3,630.50
Building Flow #19		2				75		126	200	12		\$5,758.00
Building Flow #20						60		74	196	14		\$5,204.50
Building Flow #21				40		34		34	241	9		\$5,207.25
Building Flow #22	57			2		99		126	169	13		\$6,415.75
Building Flow #23									330	12	8	\$5,581.50
Building Flow #24						16		63	177	5		\$3,299.00
Building Flow #25						42		74	110	6		\$3,165.00
Building Flow #26								22	295	1		\$3,723.75
Building Flow #27						42		88	154	6		\$3,790.50
Building Flow #28						74		76	196	5		\$4,696.00
Building Flow #29												\$0.00
Building Flow #30												\$0.00
Building Flow #31												\$0.00
Building Flow #32 (Pool)												\$0.00
Poolhouse												\$10,352.00
Skylights												\$79,210.00
Total Unit Count	87	3	3	42	12	530	80	990	3762	790	8	\$225,064.75
Unit Cost	\$8.00	\$129.00	\$178.00	\$17.50	\$19.50	\$18.50	\$20.50	\$7.75	\$11.75	\$87.00	\$82.50	
Total Production	\$696.00	\$387.00	\$534.00	\$735.00	\$234.00	\$9,805.00	\$1,640.00	\$7,672.50	\$44,203.50	\$68,730.00	\$660.00	