

THE ISLAND VILLAGE MESSENGER



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April 19, 2018

The April Island Village Board of Directors meeting was held on April 19, 2018 at the home of Ron & Robbi Zylich. Board members in attendance were: Ron Zylich, Janet Gaynor, Pam Leckie and Bob Zacher. Property Manager, Judie Littell was also in attendance.

Architect, Jeff Connor joined the meeting to answer questions regarding the replacement of the quad roofs. Four proposals were received – Bringman, All Surface, Envirotech and Colonial. Jeff Connor recommended using asphalt shingles. The metal roofing is much more expensive and does not provide a better guarantee against leaks due to the washers around the nails which can either rust or in the case of plastic washers, disintegrate. Cut edges on metal roofs also rust. A plus is that the metal roof deflects the wind better during high wind speeds. Jeff has had a good experience using Bringman over the years – they do 85% of the roofing on the Island and were established in 1984 where the other vendors have been in business for much shorter periods of time. Jeff would recommend the GAF Timberline shingle which is the second grade from the top. Jeff has been contracted to inspect each quad as work progresses to ensure that the work is done according to code. The work will also be inspected by the Building Inspector. The Board voted to give the contract to Bringman and to ask them to come to Island Village to meet with the owners to answer any questions and to bring samples of colors available.

REPORTS OF OFFICERS:

Vice President, Janet Gaynor: Janet will save her report for Old Business.

Treasurer, (In Jeff Ford's absence, Judie Littlell read the Treasurer's report): \$36,634 in Operating Budget and \$317,143 in Reserves. In regard to delinquent Association and/or assessment fees, if 60 days overdue, the account is passed on to the attorney for collection.

Additional discussion covered questions about expenses reported on the Financial statement; e.g. higher than normal charges for office expenses, Judie will send a breakdown to Board members.

Secretary, Pam Leckie: Pam has obtained parking tags which have been distributed to owners to be placed on the dash of cars of visitors and renters. AMI Island Village stickers will be distributed to all owners and should be placed in the back window on the driver's side of owner's vehicles.

Director, Bob Zacher: Bob has replaced the electrical panel at the East Pool. He is also replacing the garage lights which will cut the amount of electricity used by ½.

OLD BUSINESS:

Quad Parking: Cars will need to be removed from garages while work is being done on quad roofs.

Hazard Insurance: Hazard Insurance has been placed with Costal Insurance resulting in a cost reduction which is \$20,000 less than expected for 2018.

Townhouse Garage Doors: One of the townhouse owners inquired about approved garage doors for the townhouses. The Architectural Committee reviewed existing garage doors and recommended a standard door which would be painted a standard color. The Board asked Bob Cain to check the garage doors and estimate the cost if he were to do the work at the owners expense since this would not be an association responsibility. Bob found additional work needed to be done on some of the garage doors. Judie will send individual letters to townhouse owners with Bob's info. If owners wish to do the work themselves, the proper paint will be provided by the association.

Townhouse 112 Windows: As discussed at the February Board Meeting, the windows which had been replaced in Unit 112 were not in compliance with the specifications which have been approved by the Board and the owners have agreed to replace the windows by June 1.

Lanais: Jeff Connor inspected some slabs for the lanais and found that the concrete is "spalling". Any lanai that is not enclosed by glass cannot have carpeting since the carpet retains water causing the concrete underneath to spall and cause the rebar to rust. Bob Cain and Pam will check lanais to determine which units must remove carpeting.

Spiral Staircases: The spiral staircases have been ordered and are being manufactured. They should be done in about 6 weeks.

Garage Floor Repair: Superior Asphalt came in to assess asphalt repair and provided an estimate of approximately \$200,000 to remove and replace the existing asphalt. Since it takes 6 months for the asphalt to cure, they did not recommend using this method. A paver estimate from Curb Pros also came in at approximately \$200K for the nine quad buildings. It was decided to make only necessary repairs at this time.

NEW BUSINESS:

Dryer Duct Cleaning: A townhouse owner reported a problem with their dryer duct after having their dryer serviced. The duct went into the attic but the ductwork was not connected to the vent to the outside. Since this could create a fire hazard, Bob Cain and Pam Leckie will be going around to each unit to inspect the dryer ducts to determine if they need to be cleaned and to ensure that the ducts are connected to the vent to the outside. Pam has information regarding a contractor who will clean the ducts and may give a reduced rate if several are done at one time. The cost for the duct cleaning and reconnection is the responsibility of the owner.

Lanai Work on Townhouse 103: Tim Cribbs gave the Board an overview for remodeling his lanai. A portion of the work may be the responsibility of the Association since some supports have deteriorated. Tim and Babette are considering doing additional work and are working with an architect to come up with a plan. They will work with Len O'Hara to prepare a Unit Modification Application for this work.

Sunshine Fund: Bob Marusak presented a request for funds to purchase additional chairs for the pool area. The company he works with is having a good sale and there are not sufficient monies in the Sunshine Fund to make this purchase. Bob also asked that a budget line item be put back in the budget for this purpose. The Board approved a budget of \$1,000 to be put in the budget for 2019.

BOARD MEETINGS: A Special Board Meeting will be held on April 26 to meet with Bringman Roofing and Envirotech Roofing to go over the specifications for the Quad roof replacement. The next Board Meeting will be held on October 18 (preliminary-budget meeting).

Pool Parties: There are two remaining Pool Parties for this season: Monday, May 7 and Monday, May 21.

New Owner: We welcome new owner of Unit I 228, Emma Greene and wish Gillian Holt well as she leaves our Village.

Safe journeys home and look forward to seeing you next fall.

SPECIAL BOARD MEETING, APRIL 26, 2018

A special Board meeting was held on April 26 to meet with the roofing vendors: Bringman Roofing and Envirotech Roofing to get a better feel about the company and the process of replacing the roofs on the quads.

Bringman Roofing:

Gary Bringman went over the difference between the shingles – the Board, along with Jeff Connor, our architectural engineer, have chosen GAF HD Timberline shingles. Gary talked about the warranty on the shingles and explained that if there is a “named storm” the warranty is essentially voided. The difference between the Timberline Ultra and HD shingles is mainly that the heavier shingle has a bolder look, but the same warranty and both should average 20-25 years before needing replacement. There is a cost difference of approximately \$70K for the HD Ultra.

Bringman has been in business for 35 years and handles approximately 85% of the work on the Island.

Gary talked about metal roofing – metal roofing would cost 2 to 3 times more than shingle roofing and does not ensure any better protection against leaking or warranty period.

Envirotech Roofing:

Greg agreed that GAF Timberline HD shingle was a good shingle and that it had a 25 year serviceable life. Envirotech has been working with PCM (our property management company) for 8 years.

Both Bringman and Envirotech would be able to start work in June and should be able to complete the project in approximately 9 weeks. Bringman would use dump trucks that could be moved easily and Envirotech would use dumpsters that would be parked on the paved areas, not on grass.

UPDATE: The contract with Bringman to replace quad roofs was signed on May 1 with work to started in mid June and completed in 9 weeks, weather permitting.