

**Redington Place Condominium  
Board of Directors Meeting  
3/8/23**

**Location of meeting:** Unit 202 Redington Place

**Present at the meeting and establishment of quorum:** Present at the meeting were Cheryl Saccone (President), Mike Longino (VP), Robert Matacchiero (Treasurer), Sal Licciardi (Secretary), Brad Henningsen. Absent: Scott Vignery due to illness. A quorum of at least 3 board members is established, the meeting may proceed. **Via telephone:** Ronald Pineta, representative Arry's roofing to present to the board his company's bid and qualifications and to answer board questions. He was asked to present by the board due to the attractiveness of their written bid.

**Meeting Called to order:** Cheryl Saccone called the meeting to order at 4:35 PM.

**Approval of meeting minutes of prior board of directors meeting:** Sal Licciardi made a motion that the board approve the meeting minutes of 12/27/22. Mike Longino seconded the motion. Unanimous consent followed and the motion carries.

**Old Business: None**

**Motion to approve the minutes of 12/27/22 board meeting: Sal Licciardi** made a motion to approve the minutes of the last board meeting. Mike Longino seconds and the motion was adopted unanimously.

**New Business:**

- A. Review all Redington Place flat roof portion bids:** 5 roofing bids were obtained by the board. Materials considered were replacing the modified bitumen roof we currently have. 2 other materials suitable for flat roofs in Florida coastal environments were considered. These were PVC and TPO. PVC is considered to be less easily repaired down the road should damage occur. Bid spreads were, like anything else we have investigated, fairly wide. Of course, rotted wood replaced after exposure will need to be replaced at additional cost and not included in the numbers below:

Mcmullen Roofing: Modified bitumen (ex wood repairs): \$188,370

JDC Roofing: Duralast PVC membrane roof (ex wood repairs): \$96,000

Tar Heel Roofing: Modified bitumen (ex wood repairs): \$211,320, PVC single ply \$170,310

Aderhold Roofing Corporation: 60 ML TPO over existing Modified bitumen: \$112,500

Arry's Roofing: 60 ML TPO roof, including new stainless caps for AC units: \$97,968. This will include a taper system to shed water toward drains. Walk pads will be installed around the serviceable areas of the AC pads and walkways to each AC pad.

**Additional work necessary:** The board will obtain bids for AC contractor to temporarily disconnect and relocate AC units so the roofer can waterproof and install the new metal AC pad caps. 30% deposit will hold the contract price for up to 6 months.

**Ronald Pineta** will come back to the property on Friday to look at the sloped portion of the roof to look at the damage discovered at the eaves by CPR.

In addition, **Mike Longino** asked if yearly roof inspections would be necessary to keep the 20 year warranty in force. Ron Pineta recommended yearly inspections to be certain warranty remains in place (price unknown). AC caps will be sloped so as to shed water away from the ac units.

**Sal Licciardi** asked if the concrete pads can stay due to ponding on existing AC pads. Ron stated that code dictates that **if the roof is getting replaced, the concrete/foam pads must go**. The new pads will shed water effectively plus code dictates that the AC compressors must be hurricane strapped to the roof substrate itself, not to the pads.

**Cheryl Saccone** asked how long they have been roofing in Pinellas. Answer: 34 years. She asked if the gutters are necessary on our building. Ron's opinion was that if water ponding at the buildings foundation is an issue due to roof runoff, then they are necessary. At this time, the board has not formally looked at the details of the sloped roof portion, therefore nothing concrete was decided regarding the necessity of gutters at this time. It is likely the 3<sup>rd</sup> floor owners would like to retain some west side gutter systems as the roof runoff will directly impact their balconies. (Secretaries note: Bill Caputi (301) has already spoken to me about this preference).

The board thanked **Ron Pineta** for his time and the phone call was terminated.

The board considered the 5 bids above. **Lee Levoir** of Biller Reinhart recommended that the board avoid PVC for the roofing. **Cheryl Saccone** did express concern about the condition of some owners' AC units surviving the relocation process. Specific mention was made by Cheryl during this discussion of unit 201's AC unit. Resolution: The AC relocation bids will include an inspection of the present condition of all existing AC compressors. If reservation is expressed by the professionals chosen to perform the service of any specific unit owners' AC, they will be advised to replace it in advance of the roof project. If they elect not to, a waiver of liability will be drawn up holding harmless the Condominium association for damage during relocation.

**Mike Longino and Brad Henningsen** will pursue additional AC contractor quotes and at this time are pending.

**Brad Henningsen** made a motion to proceed with Arry's roofing to replace the flat portion of the roof with 60 ml TPO. 2<sup>nd</sup> made by **Cheryl Saccone**. This carried **unanimously** by all members of the board based on the best available pricing and engineering recommendations to avoid PVC.

- B. Insurance discussion relative to letter of pending cancellation by Frontline.** In February, it became apparent that Frontline was demanding replacement of our 17 year old flat roof. Several board members (Sal and Rob) attempted negotiations with the insurance company to buy some time given we had no obvious problems with the roof aside from its age. This failed, the insurance company was steadfast in their demand. Thus, a Contract for the flat roof will be presented to frontline insurance company. **Robert Mattachiero** attempted to shop our insurance with another agency and the result was abysmal. We were quoted by Citizens insurance company at \$139,000 just for the windstorm component of our insurance. Present costs for our whole package took a large increase under Frontline but was approximately \$50,000 on this most recent renewal. Aja Hall was contacted by **Cheryl Saccone** as we had received information that she had left the employ of E/G of Florida (current insurance agent). She advised that the company had bound her by a non-solicitation clause upon her departure but that she was pursuing her broker's license and would reach out to the board at that time. The board had always valued her services as she seemed to go above and beyond in explaining our insurance requirements/options.
- C. Timing of roof project:** This was discussed and it was determined that we have until approximately October to complete the flat portion. The board will aim to coordinate this with CPR's work. **Cheryl Saccone** will sign the contract with ARYS and we will return a fully executed contract to Frontline by the March 15, 2023 deadline to rescind termination. **Robert Matakchiero** wanted to be certain that all warranty disclosures, worker's comp and liability insurances are in place and received prior to Arry's starting any work.
- D. Discussion of additional insurance questionnaire:** A questionnaire was also sent by frontline for the association to answer. There was a question of how to answer the 3<sup>rd</sup> question of plumbing maintenance program. Robert Matakchiero will reach out to E/G via email for advice on how to answer.
- E. Consideration of elevator maintenance company:** The board is not very happy with Rightway Elevator due to erratic service and questions the honesty of this company. Tom Plante has been asked multiple times about our expired inspection since 8/22. The contract for maintenance is auto-renewing annually on 2/17. Therefore it has already renewed for this year. Also Rightway had presented multiple invoices to us for payment all at once in January including the invoice for maintenance agreement for the 2/22-2/23 calendar renewal. They were paid by Ameritech without checking with the treasurer to see if they were paid by Rescom?? Turns out we did not pay that invoice last year according to **Rob Matakchiero**. Since we have this contract until 2/24; we must continue

- for now. **Sal Licciardi will contact rightway elevator to be present when they come monthly to perform the service.**
- F. Clarification of background checks and application fee: Mike Longino** clarified the discussion we had at the annual meeting. Fees are due for all applications for rentals after 3/1/23. Background checks are going to be suspended until such time as the utility of same/legality of same. **Cheryl Saccone** stated she would reach out to Attorney Metzger to understand the utility of background checks. Until the board has more information on how to **use the information on a check**, they are suspended by unanimous consent.
- G. Modification of rental application:** Rob Matacchiero was advised that his current renter listed the 2 primaries and 3 adult children on the current application. Then they show up with additional children bringing the total occupying the condo to 8 individuals. This is considered abusive and should be considered on applications to be approved or denied by the board as occupancy for our Condo is restricted to 4 by our documents (2 per bedroom). **Sal Licciardi** will modify the application to make it possible for the board to decide on the totality of occupancy in approving or denying the application.
- H. Electronic notification of board meetings to owners: Rob Matacchiero** introduced a motion to include owners via electronic notification of upcoming board meetings in addition to the method of posting them next to the elevator. **Mike Longino** did second this. All members voted in the affirmative for this and the motion carried.
- I. Swept away and magnetic closure installation: Sal Licciardi** spoke to the owner. Fabrication for the custom closures to interface with our stucco have been accomplished, they need to speak to CPR about use of scaffolding to access certain of the dryer vents.
- J. Shopping additional insurance through Comgys agency:** Looking at the darkening insurance landscape in Florida, **Sal Licciardi** reached out to the insurance agent used by the Breakers condominium to shop our insurance prospects even though our renewal period is not until December. As mentioned, **Rob Mataccheiro** did same and found citizens came back with a terrible quote noted above.

Meeting adjourned: 6:08 pm by Cheryl Saccone.

**Next board meeting:** Not set at this time.

Respectfully submitted,

Sal Licciardi  
Board Secretary

