

Gulfside Villas, Inc.

Home Owner's Association

Board Meeting Minutes

June 15, 2019

I. Call to order

Bob Musick called the Board meeting to order at 11:03 am on June 15, 2019.
The meeting was conducted via audio conference call.

II. Roll call

Bob conducted the roll call. Meeting attendees were listed as follows:

Board Members:

- Paul Roth (Unit #5)
- Derrell Curry (Unit #15)
- Anne Torsney (Unit #4)
- Bob Musick (Unit #8)
- Michael Rydell (Unit #13)

Owners:

- Rick and Amy Gass (Unit #12)
- Lisa Musick (Unit #8)
- Debra Harbaruk (Unit #16)

III. Quorum

Bob noted the existence of a quorum.

IV. Proof of Due Notice of Meeting

Due notice for the meeting had been completed in accordance with the By-Laws of Gulfside Villas, Inc. Bob stated that due notice of the board meeting was sent to all members at 6/12/2019 @ 12:30 am.

V. Approval of Minutes from prior annual meeting

Minutes from the prior annual meeting were approved

VI. New business

Evaluate proposals for repairs and painting

Bob stated that the board had previously approved hiring Lou Phillips to paint and repair. Their subcontractor added unexpected costs in excess of \$38k. As such, the board subsequently put the brakes on that contractor and went back out to bid.

Amongst various bidders, there was lots of disagreement as to what was required. As a result, the board hired an engineering firm for an independent evaluation and recommendation. The engineering firm identified specific areas of failures with the siding on #16 and #20 and found the siding to be in good shape on #1.

Bob went on to present the process, findings, and recommendations. Contacted 10-15 different contractors using many sources to identify possible contractors. As a result of referrals Bob ended up coming to meet Tom White who specializes in condo repairs and renovations up and down the beach.

Reviewed and rationalized a wide array of proposals
Bob provided an extensive review of the process and analysis
Attached at the end of these meeting minutes please find Bob's summary report followed by a link to where all the proposals have been stored.

Discussion / Questions and comments:

- Paul - Great job, thank you very much and no questions
- Michael - same as Paul
- Anne - same + asked about differences between the use of standard wood vs. the use of Hardie Board.
- Derryll - is the new siding addressing the water intrusion? The answer is yes absolutely.

Debra -

Asked some questions about the analysis for Hardie Board or not

Anne made some points about the relevance

Debra's position is it is worth doing the Hardie Board

Debra - contractors said water could be coming in from other areas and not just the wall. Asked how to best handle replacing the windows. Bob took this as an action to discuss the coordination of windows and hurricane shutters on Debra's behalf. Debra noted that leaks occur not just from the outside wall but also on the side next to #15. Bob confirmed that this issue will be addressed as a part of the job.

Bob explained the voting options being considered

Bob recommended Tom White

Anne made the motion to vote on the selected vendor

Michael seconded the motion

Vote for Tom White was unanimous

The vote for Tom White included that the board accept the proposal to make all essential and required repairs

The vote specified that the board was NOT selecting the option to use Hardie Board

It was also agreed that at her option, Debra in #16 could pay for Hardie Board Debra requested and Bob agreed to make sure the vendor does a high-quality job and does not miss or skip things that are in fact essential to be repaired or replaced

Debra will be notified when the work is scheduled so she can be here to help coordinate additional repairs for her doors and or windows at the same time.

A motion was made by Bob to vote on funding this project from existing budget/funds or a special assessment. The motion was seconded by Paul
The vote was unanimous to use existing budget/funds

There was a unanimous decision that Bob continues investigating concrete issues and come up with a recommended approach for repairs.

Bob made a motion to move forward as soon as possible with Tom White proposal Time table - Anne seconded the motion. Unanimous decision to move ahead with the initial work being prioritized to start on the West end of GSV

Action item: Bob to meet with Tom White Construction to verify terms and conditions of the contract, start time and collaborate on open items

Paul made a motion to keep paint color the same

Michael seconded the motion

There was some discussion.

Anne wants something in the Blues

Vote was:

- Paul - Yes
- Anne - No
- Michael - Yes
- Derrell - Yes
- Bob - No

Majority vote is to keep the color the same

Action Item: replace all the Light Fixtures with something more durable

Landscaping

Generally, we need to refresh the landscaping on Gulf Blvd.

We have one estimate

We don't have enough information

We need to continue with evaluating options

Shells need to be addressed / either replace or refresh

Some bushes have died and need to be replaced

Some bushes are overgrown

Action Item:

Bob has the action to investigate options
Lisa will assist
Bob will get the tree trimming scheduled

Exit keypads

This item was voted to proceed in the prior board meeting
Anne will send around the details of the proposal

Derrell made a motion to adjourn the meeting
Bob seconded the motion, and all agreed

VII. Adjournment

Meeting adjourned at 12:42 pm

Minutes submitted by: Paul Roth - Secretary

X

Bob Musick
President

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Minutes submitted by: Paul Roth - Secretary

Minutes approved by: Anne Toroney, Paul Roth, Bob Musick

X

Bob Musick
President

Appendix: Bob's review of the proposals and recommendation

Gulfside Villas Repair and Paint Proposal Evaluation and Summary

I have contacted numerous general and painting contractors for bids to repair rotted wood and paint of our buildings. While many expressed interest these four responded with meaningful proposals. I got names and recommendations from many sources including Angies List, Build Zoom, Thumbtack, Google and others.

I have tried to level set them to compare apples to apples but there are always inconsistencies between bids. Since we were getting so many recommendations on what should be done and how we employed an independent engineering company Beryl Engineering to examine. With that in hand, we still got inconsistent bids and recommend solutions.

Technical Evaluation:

For instance, Bourgoing and White are totally at opposite solutions on the concrete work. Bourgoing recommends patching without replacing or exposing the rebar; White wants an engineer to provide a shoring drawing with specific details on what has to be done. We may want to consult with more contractors on the concrete work or hire an engineer to draw up the shoring plan and recommendation.

I found the most competent contractors to be Tom White, John Anderson, Tomily Bourgoing and Lou Phillips Painting. Lou Phillips introduced us to Florida Paints and the need to get expert to advise on our paint requirements. We approved moving forward on their proposal until we got the outrageous repair estimates from their subcontractor Cason Construction. They are why we went back to the drawing board to get new proposals on the repairs. I have worked for several months with Cason Construction and I still don't believe they have a good feel for our needs or strong recommendations on what needs to be done.

The Tom White Construction proposal goes into line detail on each building with specific counts on recommended sheets of plywood to be replaced and inspected. They included Hardie Board options for the west ends of buildings one and four and spelled out a worst-case scenario for concrete work. John Anderson walked me through his proposal (albeit several months ago) and talked at length about what we needed and how they could execute to meet our needs; we did not know at that time about the concrete work or that we were leaning more towards just paint.

Tomily Bourgoing seems very competent with respect to the painting and confident that their recommendations on the concrete work will more than meet our needs. While they have addressed the Beryl recommendations to remove some of the siding on the west end of building 4, inspect and replace as needed their efforts address only 3, 4x8 sheets of siding and that they believe the overall siding is in pretty good shape.

Based on this technical evaluation I believe that Tom White has the most robust technical solution with John Anderson very suitable also. Now let's discuss cost.

Cost Evaluation:

Phillips/Cason is out with their bids totaling over \$129,000. Anderson is also out at over \$111,445 as it does not include the concrete work at the low number and certainly rise another \$10-15,000 to cover the concrete work. That leaves us with Bourgoing and White very competitive between \$73,000 to \$87,000. When we examine closer Bourgoing fails to provide the detail work that would be equivalent to the proposal of Tom White. The White proposal is much more robust and includes extensive repair work to the entire complex with over 90 sheets of plywood and other material being replaced and improved. I don't see the Bourgoing proposal coming back with a matching proposal as they are currently just addressing paint and concrete.

Based on discussion with Beryl Engineer I suspect that the concrete work can be accomplished around \$10,000 to \$15,000 which is considerably less than the worst-case estimate that White included.

I recommend the contract be awarded to Tom White Construction for technical strength and cost advantages.

Budget Analysis:

We have over \$85,800 in our checking account and over \$52,800 in our reserve account for a total of \$138,600 available. Payment on the contract will go out incrementally over several weeks and possibly longer depending on how we proceed with the concrete repairs. Even if we go full bore with putting Hardie board on the west ends our total worst-case scenario at \$95,000 leaving a balance of over \$43,000. The only major repair I am aware of is the new roof slated for building 3 which is likely to be \$30-40,000. I have checked with our insurance agent and we have paid our premiums for 2019 and should not have any other major bills except legal.

The following are the contractors that I got responses from:

Contract or	Painting Highlights	Paint cost	Repair Highlights	Repair Costs	INS	REF	Lic	Warranty	Total Cost
John Anderson Construction (labor is in house)	Painting was in construction with new siding	\$71,890	Bid Hardie board siding on building 1 & 4 west faces.	\$31,380 with additional for Sheathing, R 13 & foil Insl, Gable Vents \$8,175	Yes	Yes	Yes	5 Yr Labor 7 yr paint	\$111,445 to \$135,920

				excludes concrete repairs. I added \$24,475 for worst case concrete work to total					
Bourgoin g Painting	Sherman Williams	\$65,000	No deep dive on concrete. Recommend 3 yr maintenance routine on concrete	No additional repair costs itemized except the options on balconies. Option 1 Pressure wash and paint \$8,000. OPTION 2 Pressure wash, STRIP and paint \$22,000	Yes	Yes	yes	3 Yr Labor 10 yr Paint	\$73,000 to \$87,000
Lou Phillips Painting and Cason Construction	This was the recommended paint solution but this proposal fell apart once the repair costs were proposed.	\$55,000	The repair estimates have been difficult to follow and have missed the point on issues with the front of building 4. Even after the Beryl Eng report I still don't see that Cason is clear on what they are proposing. It does include the concrete work.	\$74,852 Excludes Permits Rotten-Framing Engineering No asbestos inspection	LP y C C n	LP y CC n	LP y C C n	LP y CC n	\$129,852 to \$139,852
Tom White Painting and Restorati	Using FL paints they would clean and	\$37,750	Detailed lines for each building with over 90 sheets of siding being	\$45,078	Y	Y	Y	Y Paint 7 y Labor 5 y	\$72,828 to \$85,828.25

on – No sub contract ors will be involved.	paint all surfaces. Two coats as recommended by Eng with particular attention to balconies decks and railings.		replaced. Detailed concrete work proposed. I added \$3,000 for engineering shoring up drawings to total cost.						Hardie Board West ends for additional \$8,251 total = \$94,080.25
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[LINK TO VENDOR PROPOSALS](#)

**Please note that these
vendor proposals are GSV
Confidential and should not
be shared outside of GSV**
