

Wellesley Roof Committee Meeting #3 - Notes

6/25/18 9:15 PM

WELLESLEY ROOF COMMITTEE - Meeting #3

6/20/2018

In attendance: Glenn Smith, Bobby Stotler, Robert Vickers, Kim Thakur (HOA Board Member), Jag Kedarnaurth (HOA Treasurer) and John Kuchler (Turnkey Roof Consulting, Inc.)

Unable to Attend: Al Arnone, Bob Scott, Joe Feruza (all out of town)

The third meeting of the Wellesley Roofing Committee was held at the pool at 4:00 p.m. on Wednesday, 6/20/2018. All members were present except Al Arnone, Bob Scott, and Joe Feruza, who were out of town, due to previous commitments.

Following are notes from that meeting:

1. Progress to date:
Following the recommendation of the Roof Committee on May 5, 2018, the Board unanimously decided to select Turnkey Roof Consulting, Inc. as the consultant we will work with for the re-roofing of the Phase 1 buildings, pending finalization of a contract. On May 11, 2018, Turnkey was notified that they had been selected. The Committee also recommended an interview by the Board as part of the selection process.
2. Therefore, the primary purpose of this meeting was to provide an opportunity for designated members of the Board to meet and interview John Kuchler of Turnkey. Kim Thakur (HOA Board Member) and Jag Kedarnaurth (HOA Treasurer) were in attendance, representing the Board, for that purpose.
3. A general discussion was held, with Mr. Kuchler answering various questions from those present and explaining his role in the coming weeks as things progress.
4. The pros and cons of standing seam metal roofing versus asphalt shingles were discussed, including relative price. It was acknowledged that metal will be more expensive.
5. In this regard, Mr. Kuchler offered to do a preliminary calculation of the roof area of a typical building, taking the roof plan from Google maps, and get some preliminary prices for metal and shingles.
6. At the conclusion of the meeting, Mr. Kuchler and the Committee looked at several buildings, where a couple of major issues, which will undoubtedly have a significant impact as we move forward with the re-roofing, became apparent.

A) The patio enclosures (both screened and hard roof) which have been added by some owners:
 - Many, if not all, will be affected... some more than others. The problem exists where the enclosure intersects the corner of the building's roof above the patio gate and how the gutter at that location was designed and installed by the enclosure installer.
 - Many have significant rotting at the fascia and soffit. Some of this appears to be due to poor design and/or installation and some is due to the fact that the gutters have not been properly maintained, i.e., cleaned out on a regular basis. In most cases, the gutters and a portion of the enclosure will probably have to be removed, so the fascia and soffit can be repaired before the new roof is installed. This may be necessary, even if there is no rotten wood. Then, everything will have to be reinstalled in a way that prevents the problem from reoccurring.
 - Compounding this issue, not all of the enclosures were designed and installed by the same company, so the conditions are not identical. This lack of consistency adds to the difficulty for the situation.
 - Since all of the enclosures were added by the owners, with the approval of the previous boards, the cost of this portion of the work, which will vary, will rightly be the responsibility of those who are affected.
 - Because this type of work is outside the purview of most roofing contractors, Mr. Kuchler has recommended that we bring a patio enclosure company on board to help us get a handle on this. He will need to assess the various conditions, propose consistent solutions and then reinstall these particular gutters, along with any enclosure structure that is affected, after the new roofs are in place. The Committee is seeking the Board's approval to contact someone in this regard.
B) The trees that are overhanging many of the roofs:
 - These trees will have to be pruned prior to the roof replacement. Otherwise, the new roofs are going to be impacted, due to excessive leaf and limb buildup and/or potential storm damage (not to mention the buildings themselves.) This issue appears to have generally been ignored for years and largely unaddressed. The problem has gotten out of hand, to say the least.
 - Whether LMT, our current landscape maintenance company, has the equipment and qualified personnel to do this work has to be determined. This was previously brought to the attention of the Landscape Committee, with no action being taken at that time. They did, however, recognize the critical nature of the situation regardless of the roofing project. The Roof Committee is hopeful that a decision concerning this will be made by the Board soon.
7. Although Mr Kuchler attended our meeting, he is still not under contract. As previously emphasized by the Committee, the importance of getting this done as soon as possible is critical, in order to allow ample time to complete the bidding and contractor selection process by mid-January. The Board is encouraged to make this a priority. A lot has to happen in the next six months.
8. Mr. Kuchler agreed to attend the next Board Meeting, scheduled for July 21, 2018, to answer any questions the residents might have.
9. Robert Vickers reported again that, should the decision be made to install standing seam metal roofs in lieu of asphalt shingles, it will be necessary to request a Minor Site Plan Modification with the Boynton Beach Planning Department, in order to deviate from the original documents that were approved. This would have to be done prior to commencement of the work, so sufficient time has to be factored into the schedule.
10. *We are still trying to locate a set of the original construction plans and specifications, which should have been retained as part of the community's permanent records.
11. The next meeting of The Committee has not been set.

Another PRODUCTIVE meeting!! Thanks to all who attended. Broke up about 6:00 p.m.

Submitted by:
Robert L. Vickers
Wellesley Roof Committee