

Wellesley Roof Committee Meeting #4 - Notes

9/6/18 8:54 AM

9/10/2018

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

Unable to Attend: Bob Scott, Joe Feruza (out of town), Glenn Smith (personal matter)

The fourth meeting of the Wellesley Roofing Committee was held at the pool at 4:00 p.m. on Thursday, 8/23/2018. All members were present except Bob Scott, Glenn Smith and Joe Feruza, who were out of town or attending to personal business.

Following are notes from that meeting:

1. The current status of the project and progress to date was discussed:

- The contract with Turnkey Roof Consulting, Inc. was signed by HOA Board President Hratch Nerkizian on July 13, 2018.
- John Kuchler of Turnkey Roofing attended the Board Meeting on July 21, 2018, to answer any questions the residents might have. Robert Vickers introduced Hratch Nerkizian and Mr. Kuchler prior to the meeting and briefly discussed the project in general. Mr. Vickers was unable to attend the Board meeting because of a previous commitment (vacation.)
- Upon returning from vacation, Mr. Vickers contacted Mr. Kuchler to discuss his reaction to the 7/21/18 Board meeting and Turnkey's progress, as well as a projected timeline with target dates for the project. Mr. Kuchler stated that things went well at the meeting and he would get back with us later in the week regarding the schedule. This did not happen.
- Our repeated attempts to contact Turnkey to discuss this have not been successful. Phone calls have gone unanswered, with no return calls, and text messages and emails have not been acknowledged.
- During the course of the meeting, it was learned that Mr. Kuchler has not been in his office for about a month and, essentially, no progress has been made at all. Mr. Vickers will continue to try to contact them to determine exactly what is going on and whether they will be able to fulfill our Agreement, and notify the Committee and the Board accordingly.
- As a result of this, the Committee discussed the possibility of having to terminate our Agreement with Turnkey and consider contacting Duhan Roof Consulting, who was one of the consultants to submit a proposal initially, to see if they are still interested in working with us.

2. The Committee also discussed related issues that have to be addressed before the re-roofing begins and how we should proceed:

- Pruning trees adjacent to the buildings - As previously discussed by the Committee and noted in the Roof Committee Meeting Minutes #3, dtd 6/20/2018, it was agreed that all trees located adjacent to the buildings which pose a hazard due to limbs falling during a storm or which might be detrimental to a new roof due to leaf accumulation, should be pruned prior to the start of construction. Due to the size and location of most of these trees, it was also agreed that proposals should be obtained from qualified tree trimming companies with the necessary equipment and trained personnel.
- Patio screen enclosures and integral gutters and gutters on some upper roofs - Also, previously discussed by the Committee and noted in the Roof Committee Meeting Minutes #3, dtd 6/20/2018. Because this type of work is outside the purview of most roofing contractors, Mr. Kuchler recommended that we bring a patio enclosure company on board to help us evaluate 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.

3. The next meeting of The Committee will take place once the status of our Agreement with Turnkey Roofing is resolved.

Another PRODUCTIVE and INTERESTING meeting!! Thanks to all who attended. Broke up about 9:30 a.m.

Submitted by:

Robert L. Vickers

Wellesley Roof Committee