

**The Savoy on Palm Condominium Association, Inc.**

**Board of Directors Meeting Minutes**

February 11, 2021

**Call to Order:** The Savoy on Palm Board of Directors Meeting was held February 11, 2021 on the Third Floor of The Savoy on Palm Condominium at 401 South Palm Ave, Sarasota, Florida 34236. The meeting was called to order by Richard Rivera at 3:05 p.m.

Due to the current "social distancing" requirements, the Board met in person and the owners were invited to attend in person or via conference call.

**Determination of a Quorum:** Board Members present were Richard Rivera, Jim Heskett, Leon Ellin, Bill Haraf, and John Metz. It was confirmed that proper proof of notice of the meeting had been conveyed.

**Approval of Minutes:**

1. **MOTION** – (Bill Haraf) to approve the minutes from the November 12, 2020 Board Meeting and the minutes from the November 12, 2020 Organizational minutes. Motion seconded by Jim Heskett. Motion passed unanimously.

**President's Report:** Richard Rivera gave a brief report to the Board and owners in attendance. He also gave an update on the roundabout construction and the future construction on Ringling Blvd. that will include bike lanes to connect the Bayfront to the Legacy Trail at Payne Park. He also thanked everyone for observing the current COVID-19 protocols.

**Treasurer's Report:** Leon Ellin reported that there is not great deal new to report on since the last Board Meeting. He informed the Board that the December 2020 Financial Statements had been received and most expenses were as anticipated. He also reported that the 2021 Reserve Study Update has been completed and that we are still on track to fully fund the reserves.

**Building Manager's Report:** Bill Veal presented the attached report along with a Roof Coating Project Proposal Comparison (see attached).

After discussion amongst the Board and owners in attendance, Bill asked the Board for approval of an amount not to exceed \$67,506 to proceed with the roof coating project.

2. **MOTION** – (John Metz) to approve an expense not to exceed \$67,506 to move forward with the Roof Coating Project after Bill Veal receives and reviews all proposals and selects a contractor to complete the project. After a brief discussion amongst the Board the motion passed unanimously.

**Facilities Committee Report:** Leslie Rivera updated the Board on the window treatments in the Fitness Center. She informed the Board that the Luminettes that had been received in November were not the correct quality and had to be returned. She hopes that the project will be completed in late March or early April.

She hopes to have a Facilities Committee meeting at some point in March to plan for future projects.

**Old Business:** None at this time

**New Business:**

Mr. Rivera welcomed our newest owners (Warren Kelly & Chelle Stoner) who attended the meeting in person. Mr. Rivera asked if they would like to introduce themselves. Mr. Kelly gave a brief introduction for himself and Mrs. Stoner.

**Owner Comments:** None at this time

**Adjournment:** There being no further business, the meeting was adjourned at 3:35 p.m.

**The next Board Meeting is scheduled for April 8, 2021 at 3:00 p.m. All owners are invited and encouraged to attend.**

**The Savoy on Palm Condominium Association, Inc.**  
**Building Manager's Report**  
**2/11/2021**

**Items Since Last Board Meeting**

- The paint project has been completed with the exception of a couple of warranty items on the garage floor that have just recently been reported to the painting contractor. The total cost of the project was about \$163,000 and was completed under the budgeted and approved amount of \$178,731.
- The 8 REME Halo units have been installed in the common areas (Library, Gym, Guest Suite, Locker Room, Lobby, Community Room,)
- 4 Pressure Relief Valves replaced on the fire sprinkler system (\$513)
- The lobby floor restoration has been completed.
- Elevator tile re-grouting has been completed.
- Paver repairs in the pool area completed (\$700).

**Generator/Fire Pump Issue** – We had a problem in January with our fire pump controller causing the generator to start up and run even though there was not a loss of house power. Piper Fire had to get their fire pump controller specialist come out and determine the cause of the problem (bad phase module on transfer switch). He was able to temporarily repair the controller and we have received a proposal for the parts, but the parts are currently on backorder. (Replacement Parts \$1,800)

**Domestic Water Backflow (UPDATE)** – I have been in touch with McDonough Plumbing to begin the exploratory digging on the water line leading from the backflow into the building, they are working us into their schedule and hope to have two workers here next week. Once the exploratory is completed they will provide a recommendation and proposal for the replacement of the line.

**The Savoy on Palm Condominium Association, Inc.**  
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**Roof Coating Project Recommendation (see attached Proposal comparison)-**

I have done a lot of research on the various types of roof coatings available and I do believe that the Polyurethane Coating is the best product available for our roof. It is much more durable and can be re-coated in the future.

There are other products available that also can be recoated, but they do not have the durability of the Polyurethane System.

My recommendation is to move forward with the ER Systems Polyurethane roof coating system. This will postpone the need for a complete re-roof by at least 20 years, and should be much less to maintain annually than the Karnak System due to the differences in durability.

If the Board accepts this recommendation, I would like to ask for you to approve an amount not to exceed \$67,506 (\$64,292 for contract price plus 5% percent for any unforeseen expenses).

Once I receive the proposal from Florida Southern, I will compare it to the Sutter Proposal, and move forward with selecting the Roofing Contractor for the project.

Both Sutter and Florida Southern are very reputable companies and I have a long history of previous projects with the both. I have no doubt that either company will provide a quality result with this roof coating project.

Respectfully Submitted,

Bill Veal

# The Savoy on Palm Roof Coating Project Proposal Comparison

## Background -

- Crowther Roofing is the roofing contractor that originally installed the roof system on the building.
- The roof was completed in 2006 (15 years old).
- The roof was re-granulated in 2009 by Crowther Roofing as it had so much damage from foot traffic on it during construction, the manufacturer required this to keep it under warranty.
- The roof has a 20 year warranty, but if we try and make it to the 20 year mark, the roof will need a complete tear off and replacement at a current cost of approximately \$200K-\$250K.
- We have been under a maintenance agreement with Crowther Roofing since 2009.
- In our last roof inspection report, Crowther recommended that we plan for a roof re-coating to be done in the very near future.

## Proposals –

### **Crowther Roofing (\$42,300):**

Provided a proposal to re-coat the existing roof with a product made by **Karnak**. This is a rubberized asphalt coating.

The proposal does not include repairs to restore the existing roof before the roof coating is started. These repairs would be billed on a time and materials basis.

This cost is unknown at this time. Crowther will provide a proposal for repairs after the contract is signed and an infrared scan is completed on the roof.

### **Sutter Roofing:**

#### **Karnak Proposal (\$54,645)**

Provided a proposal to re-coat using the same Karnak product that Crowther recommended, but Sutter has included the cost of repairing all visible defects to restore

## **The Savoy on Palm Roof Coating Project Proposal Comparison**

the existing roof, and if any significant areas of moisture are found during the infrared scan they would be billed on a time and materials basis.

Sutter does not recommend the Karnak product for our roof system due to the high amount of foot traffic by service personnel for the a/c units mounted on the roof.

### **ER Systems Polyurethane Proposal (\$64,292)**

I have a second proposal from Sutter Roofing using the product that they recommend which is a Polyurethane Coating made by ER Systems.

The Polyurethane Coating is much more durable and can be re-coated after 10 years (per warranty with proper maintenance) extending the life of the existing roof for at least an additional 20 years from now.

The second re-coat after 10 years would not be as costly as the first, as it would not need a four-coat process (50 to 60% less).

Sutter includes two annual inspections (one time per year)

Sutter completed 12 re-coats in 2020 on roof systems that were originally coated in 2010 with the ER Systems Polyurethane System. All projects received an additional ten year warranty.

Crowther Roofing declined to provide a proposal for the ER Systems Polyurethane Coating as it is not a product that they typically use.

I also have Florida Southern Roofing working on a proposal for the ER Systems Polyurethane Coating, they have been out, met with the ER Systems Rep, inspected, and measured the roof, but have not provided the proposal yet.

Florida Southern declined to provide a proposal for the Karnak coating as they do not recommend the use of this type of coating on our roof. They typically only recommend this type of coating on a Built up roof, metal roof, or manufactured home roof.

# The Savoy on Palm Roof Coating Project Proposal Comparison

## Karnak Pros & Cons

- Pros
  - Will extend the life of the current roof by 10 years per warranty.
  - One of the least expensive roof coatings available.
  
- Cons
  - Once and done, after 10 years the roof will need a full tear off and replacement.
  - Two coat process with minimal protection from foot traffic.
  - 30 day cure time between first coat and second coat (no traffic on roof unless emergency and this could result in additional expenses to address traffic areas before final coating).
  - Wear and tear by foot traffic is not covered as a warranty item and would be an additional expense to re-coat throughout the life of the warranty.

## ER Systems Pros & Cons

- Pros
  - Will extend the life of the existing roof by at least 10 years, and if properly maintained can be re-coated at 10 years to extend roof life an additional 10 years.
  - Four coat process that builds up a very thick layer of protection.
  - Much more durable than Karnak (we have a lot of foot traffic on our roof due to the number of a/c units, and window cleanings)
  - Cure time of 24 hours between coats, and 48 hours after final coat
  - No major unforeseen repair expenses before roof coating as all questionable areas will be repaired before roof coating.
  
- Cons
  - Initial cost compared to the Karnak Product

# The Savoy on Palm Roof Coating Project Proposal Comparison

## Strength Comparison of Two Products:

	<b>ER SYSTEMS</b>	<b>KARNAK</b>
<b>Tensile Strength</b>	Polyurethane 300 Aliphatic Topcoat 2390 psi	SBS Rubber Modified Asphalt Coating 300 psi
<b>Elongation @ Break</b>	475%	300%

**Tensile strength:** maximum load that a material can support without fracture when being stretched.

**Elongation @ Break:** expresses the capability of a material to resistance of stretch without crack formation.