

Minutes
Board of Directors Meeting
SEACLIFF PLAZA CONDOMINIUM
HOMEOWNERS ASSOCIATION
February 25th, 2021

MEMBERS PRESENT: Board members present were Mike Tickle, James Sanders, Laura Eakes, Jeanne Bates, and Tom Reed. Ally Tomi was the only homeowner present. Representing Snow's Management, Inc. was Stephanie Conkey.

EXCUSED: N/A

CALL TO ORDER: The meeting was called to order at 6:04 p.m. and was held via Zoom.

PREVIOUS MINUTES: The January 21st, 2021 meeting minutes were presented for approval. James Sanders made a motion to approve the meeting minutes. Jeanne Bates seconded the motion, all in favor, and the minutes passed.

REPORTS:

Financials: The January 31st, 2021 financials were reviewed.

BUSINESS:

1. **Signage:** Nothing has been done yet with the signage during this winter season. Shane Osowski recommended that homeowners do not approach trespassers on the property as some people may be combative and use violence. He recommends putting up a sign that says "Please respect our private property. Access for registered occupants and accompanied guests only." The Board believe the sign should read owner "Access for owners and guests only". The beautification committee will work on ideas of this signage.

As for the sign at the entrance of both Seacliff Plaza and Terrace, Ally Tomi is going to get some quotes and drawings of a new sign that will help guests and delivery services distinguish which way to go to arrive Seacliff Plaza and which way to go to arrive at Seacliff Terrace.

2. **Tree Trimming:** Paul's Tree Service has the three Birch trees scheduled to be trimmed for this upcoming spring.
3. **Asphalt Overlay at Building C:** Last year, Ron Webb did an overlay in the carport area for building B to help with the pooling of water/ice that occurs during break-up and wintertime. It appeared to help immensely. Building C is experiencing the same water pooling issues in the carport area. Laura Eakes made a motion to approve Ron Webb to complete the overlay for the carport area for building C. Tom Reed seconded the motion, all in favor, and the motion carried. Snow's will get an updated quote and docusign it over to Mike Tickle.
4. **Roofs:** Building C and E have continued to have water intrusion since 2015. The actual roof surfaces have been inspected and there appears to be no holes where the water is intruding. In saying this, over the years the Board has been doing extensive research on the roofs to find where and why they are having water intrusion occurring. They have reached out to an architect firm, RIM Architects, LLC, and three roofing companies, American, Rainproof and Signature to get their expert opinion. All four companies have stated that Seacliff Plaza's roofs are reaching their lifespan, but the main reason for the water intrusion is from the massive glaciation, which is due to heat loss, and condensation. The reason for the heat loss is because Seacliff's insulation is rated at R12 instead of the industry standard of R38. Another reason for the heat loss is because the vapor barrier is either failing or was improperly placed. It was also recommended by the architect firm and the three roofing companies to extend the roofline at least 1 foot.

The three roofing proposals from Rainproof Roofing, American Roofing and Signature Roofing were reviewed. Both Rainproof and American Roofing proposed hot roof replacement. Rainproof came in significantly higher at \$98,160 per roof. American Roofing came in at \$76,000 per roof. Signature Roofing was the only company that recommended converting Seacliff into a cold roof instead of a hot roof. Chris Berga, with Signature Roofing, stated that the glaciation and condensation issue is caused by poor insulation and ventilation. The main difference between a hot roof and a cold roof is that a hot roof does not have any ventilation. He also stated that cold roofs are more appropriate for arctic weather. Therefore, he recommended converting Seacliff's roofs to cold roofs for the price of \$69,800 per building and \$13,800 for each carport roof.

Seacliff only has enough money in their reserve accounts to pay for the two failing roofs and two carport roofs. The remaining four roofs that will eventually need to be replaced can be paid for by Seacliff with a few different options. They have the choice of obtaining an AHFC loan, implementing a special assessment or by raising the dues to gradually build the reserves back up.

Laura Eakes made a motion to have the two failing roofs and the carport roofs, C and E, replaced in the summer of 2021 by Signature Roofing, and the remaining four replaced in the summer of 2022 contingent on the fact that Signature Roofing can honor the same price of \$69,800 per roof and \$13,800 per carport roof. The two roofs to be completed in the summer of 2021, C and E, would be paid for from Seacliff's Reserve funds, and the remaining four would be paid for by a special assessment of approximately \$12,000 per unit. Jeanne Bates seconded the motion, 3 in favor, 2 opposed and the motion passed. However, Chris Berga, with Signature Roofing, entered the Zoom meeting and stated that there is no way he can guarantee the same price per roof for next year. Lumber has skyrocketed during Covid-19, and he has no idea if it will continue to rise or even possibly go down. Thus, based on the above-mentioned stipulation, the motion failed.

Centered around the fact that we may see a price increase next year, Laura Eakes revised her motion to state that Seacliff will replace 3 roofs in the summer of 2021, buildings C,D and E, and will replace the remaining 3 the following summer of 2022. The three roofs scheduled to be replaced in 2021 will be paid for by using up the entirety of the reserve funds. The remaining 3 roofs will be paid for by a special assessment of approximately \$9,000 per unit. James Sanders seconded the motion, 3 in favor, 2 opposed and the motion passed.

The above motions were rejected after an email discussion a few days after this meeting. Laura Eakes, Jeanne Bates, James Sanders, and Mike Tickle were all in agreeance to replace the two failing roofs, building E and C, this summer and decide on the forward moving plan for the remaining four at the budget meeting, scheduled for June 22nd, 2021.

EXECUTIVE SESSION: No delinquencies to review.

NEXT MEETING: The next meeting is scheduled for June 22nd, 2021, at 6:00 p.m. and the annual meeting is scheduled for August 26th at 6:00 p.m.

ADJOURNMENT: With no further business to discuss, the meeting adjourned at 7:55 p.m.

Respectfully,

Stephanie Conkey
Association Manger

