

## Buccaneer Place Meeting Minutes

03/25/2015

- 6:30 meeting begin
- Review meeting minutes from last meeting.
  - Member made motion to approve meeting minutes:
    - Motion seconded
    - Unanimous aye – motion passed
- Member made motion to keep Alpine's bid as our grounds maintenance company as is.
  - Motion seconded:
    - Discussion:
      - Current price: \$375 per clean up, \$375 per month
      - Alpine did a good job this year, we have bigger fish to fry
  - Unanimous aye
- Member made motion to approve 6" foam backed True Cedar 26 gauge steel, bevelled, lap-board siding for most of the main body of the buildings, "hidden vent" aluminium soffits, R-max insulation if desired, and an acceptable rain screen.
  - Motion seconded:
    - Discussion:
      - Does the thickness of the metal even really matter? Potentially
      - Would like the motion written such that it says "or equal" to open the bid up to more people than just mason
  - Motion amended to say motion to approve 6" foam backed True Cedar 26 gauge steel, bevelled, lap-board siding or approved equal for most of the main body of the buildings, "hidden vent" aluminium soffits, R-max insulation if desired, and an acceptable rain screen.
    - Amended motion seconded:
      - Discussion:
        - Each building would have to agree on the insulation
        - Insulation is for both insulation and durability
      - Unanimous aye – motion passed
- Member made motion that in order to be considered "vetted", all contractors who wish to submit a bid must:
  - be currently licensed, bonded, and insured and must submit documentation for same
  - have been in business in state of Alaska for at least 5 years
  - provide at least three positive references
  - not have more than one negative reference
  - guarantee labor and workmanship for at least ten years
  - submit a bid conforming to the specifications we provide
  - have experience installing the specific materials we choose
  - allow us to purchase materials directly from the supplier of our choice
  - guarantee to complete the project on or before October 30, 2015, except as extended by mutual agreement
  - work continuously and complete the job within 60 days from start date
- motion seconded
  - discussion:
    - member does not like:
      - not have more than one negative reference – everyone has at least one bad negative reference

- guarantee labor and workmanship for at least ten years – state of ak calls for one
      - allow us to purchase the materials directly from the suppliers of our choice – we won't be able to attract people to do the work
      - guarantee to complete the project or before Oct 30, 2015, expect as extended by mutual agreement –we don't want to be so stern
      - work continuously and complete the job within 60 days from start date –we don't want them rushing through the job
    - member thinks
      - we should have the positive references good for installing similar product
      - cheap doesn't necessarily mean poor quality
  - Motion amended (changes in red)
    - Member made motion that in order to be considered “vetted”, all contractors who wish to submit a bid must:
      - be currently licensed, bonded, and insured and must submit documentation for same
      - have been in business in state of Alaska for at least 5 years
      - provide at least three positive references from similar project
      - not have excessive negative installation reference
      - written guarantee of labor and workmanship for at least ten years
      - submit a bid conforming to the specifications we provide
      - have experience installing or training in the installation of the specific materials we choose
      - guarantee to complete the project in a timely manner work continuously and complete the job during construction season of 2015.
    - unanimous aye - motion passed
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- Member made motion that the bids specify BCA's portion of the cost for each building separately and that bids be requested asap from as many vetted siding contractors as possible. All bids must be submitted by April 15th.
    - Motion seconded
      - Discussion:
        - BCA's portion of the cost hasn't been decided yet
        - We haven't focused on the accent material
  - Amended motion:
    - Member made motion to separate the cost of materials for the main portion of the buildings from the cost of the materials for the sidewalk and garage portion and that bids are requested as soon as possible from as many vetted siding contractors as possible. All bids must be submitted by April 30<sup>th</sup>.
    - Unanimous aye- Motion passed
  - Member made motion that the owners of each building be allowed to select and pay their own contractor from the list of vetted contractors.
    - Motion seconded
      - Discussion:
        - Is it ok for one building to start even if we haven't gotten three total vetted bids? Yes – because the other buildings can begin once they have vetted contractors they would like to use.
  - Member made motion that the owners of each building be allowed to select and pay the difference for their own contractor from the list of vetted contractors.

- One nay
  - Five yay – motion passed
- Motion was going to be discussed but, it was taken off the table:
  - Discussion that condo association doesn't want the chimney accent
  - Everyone will have their desired contractors submitted to Gary by March 27<sup>th</sup>, so the invitation to bid can be sent out. Then we will decide on vetted contractors during the next meeting.
  - Bid specifications will be written before April 6<sup>th</sup>, so this can be approved at the next meeting, so they can then be sent out to the vetted contractors.
  - Next Meeting Monday April 6<sup>th</sup> at Swanson's.
  - Meeting adjourned 9:13 p.m.