

**VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.**

**SPECIAL BOARD OF DIRECTORS MEETING with Roof Inspector**

**08/24/2019, VWS CLUBHOUSE**

**MINUTES**

**1. Call to Order: 10:33 a.m.**

**2. In Attendance:** Mike Hanner, Karen Tieppo, Mary Webster, Jim Sangirardi

\*\*\*\*Property Mgr: Debra Coburn

\*\*\*\* Greg Bertaux: Roof Engineer

**3. Greg Bertaux** introduced himself and gave a detailed explanation of what he did regarding his roof inspections.

\*Our homes received the necessary permits under the 2001 Florida rules. In 2007 the State of Florida revised their rules. When we start to re-roof the buildings the membrane has to be removed to the plywood and the plywood needs to be re-nialed every 6" on the trusses.

\*Explanation of the current roofing materials.

\*Some immediate repairs were needed and specifically 5 roofs were identified. Homeowers have been notified and repairs are underway.

\*Greg discussed vegetation and the necessary pruning thats needs to take place.

\*Lead flashings were all in good condition.

\*There were many issues with dryer vents not being clean.

\*Rain gutters on the ends of each block of building were only located in the front and back.

\*Skylights are an issue facing everybody since they are no impact rated.

\*Some ridge vents were non functional.

\*When asked shingle vs. metal Mr. Bertaux stated metal is the way to go.

There is budget meeting scheduled for the end of October 2019 where these issues need to be discussed.

The target starting date of the roof replacements is January 2021 - March 2021

Meeting Adjorned 11:30 a.m.