

PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 27, 2025

A Board of Directors Meeting of the Piper Dunes North Condominium Association, Inc. (PDN) was held on this date in the Amelia Island Management Conference Room, 5440 First Coast Highway, Amelia Island, Florida in person and via Zoom.

BOARD MEMBERS PRESENT

Crawford Ward, President
Bill Smiley, Vice President (*via Zoom*)
John Madden, Secretary
Bob Hughes, Treasurer
Mark Kuenning, Director

AMELIA ISLAND MANAGEMENT

Michael Shumrak, CAM
Nick Lambiase, Jr., Director

GUESTS

Dan Skinner, CSI

OWNERS PRESENT

On file at Amelia Island Management

DETERMINATION OF QUORUM AND CONFIRMATION OF MEETING NOTICE

Notice of the meeting was sent via email to the Board and all property owners on January 24, 2025, and posted on property which is in accordance with the Documents of the Association. There were five (5) Board members present, either in person or via ZOOM, which represented a quorum.

CALL TO ORDER

President Ward called the meeting to order at 1:30 p.m., welcomed everyone to the meeting, recognized those present and those attending via Zoom.

APPROVAL OF MINUTES – December 20, 2024

John Madden moved to approve the draft minutes from December 20, 2024, Board meetings; Bob Hughes seconded, and the motion passed unanimously.

DISCUSSION OF CSI'S BID REPORT FOR REPLACING ALL BUILDING/GARAGE ROOFS

Dan Skinner gave a review of CSI's summary of the three bid proposals for replacing all of the building/garage roofs and explained that the process wasn't typical in that the bids were not apples to apples but went over the price of Premier Roofing at \$883,562; CG Roofing at \$757,520; and then Cookson Roofing at \$784,500.

CSI's specs for the bids referenced the use of concrete tiles with a peel/stick under laminate which includes both towers and the standalone garages. Premier and Cookson also provided upgrade costs for clay tile. Discussion ensued regarding whether these bids included the portico roofs, and it was confirmed that these roofs are included in the bids.

Discussion ensued regarding –

- Different products listed in the bids and Dan was comfortable that all were in line with what the specifications called for,
- Portico roofs/flashing/eaves, EFIS,
- Time for completion of the roofs of the buildings and garages,
- Performance and payment bonds,

- Double underlayment versus single based on type of tiles (clay or concrete),
- The difference between clay and concrete, given the pros and cons of both,
- Other proposal line items

The Board discussed the fact that CSI could not find a license for Cookson to do work in Florida, but that they would be working under the license of a vendor out of Jacksonville. The Board decided to get a legal opinion from Josh Martin about this issue and then question Cookson further.

The Board further discussed how and who to get more data from for using clay. Dan said he has no experience with clay tile roofing, and it was likely CSI, at large, has no or limited experience with them since most of the tile roofs on Amelia Island are concrete not clay. Dan was going to reach out to Premier and other vendors who have experience with installing and repairing tile clay roofs, Michael was going to follow up with Cookson of additional information regarding references, the licensing situation, and other follow up questions from the board.

The President directed that the decision to award the roof replacement project be tabled and requested another board meeting to take place a week later, on Monday February 3, 2025.

ADJOURNMENT

There being no further business, Crawford Ward called to adjourn the meeting at 3:17 p.m.

Respectively submitted,

Crawford Ward

President

CW/jk