

MINUTES OF BOARD MEETING – IRONWOOD VILLAS CONDOMINIUM ASSOCIATION

THURSDAY, MAY 29, 2025 6:00 P.M. DRAFT

Meeting called to order by Carol Santelle, President at 6:00 p.m.

Proof of meeting notice and quorum established.

In attendance: Board members Carol Santelle, Bill Murray, Ellen Nagler and by phone, Lou Elliott. Celina Foster was present from Casey Management. Twelve (12) homeowners were present.

Carol Santelle made a motion to waive the reading and approve the minutes of the May 13 meeting, seconded by Bill Murray. All Board members present in favor.

**REPORTS OF OFFICERS**

**Director of Irrigation** - Nothing new to report

**Secretary** – Nothing new to report

**Treasurer** - Nothing new to report

**Vice President**

Has signed up with grant program to receive newsletters regarding signage.

**President**

Ironwood has received a non-renewal notice pending replacement of both the shingled roof and flat roof on the clubhouse. Expiration of insurance is September 7.

**UNFINISHED BUSINESS**

Nothing to discuss

**NEW BUSINESS**

**Compliance Issue**

Turning over to Casey Management to handle.

**Clubhouse Roof Replacement**

Rooster's quote was \$12,554 and Blue Sky was \$6,827. Carol Santelle made a motion to hire Blue Sky to do the roofs. Discussion followed regarding the difference in quotes and actual work to be performed by both contractors. Many questions were brought up by owners and more information is needed from the contractors in order to make an informed decision.

Carol Santelle asked Lou Elliott to contact both roofers to obtain precise information regarding the removal and replacement of both roofs. It was also suggested that Lou have a conversation with a roofing contractor to get another opinion.

**A motion was made by Carol Santelle to suspend the meeting and reconvene on Friday, May 30 at 6:00 p.m. All Board members present in favor.**

Meeting dismissed at 6:30 p.m.

#### RECONVENED BOARD MEETING - IRONWOOD VILLAS CONDOMINIUM ASSOCIATION

FRIDAY, MAY 30, 2025

6:00 P.M.

Board members present: Carol Santelle, Bill Murray, Ellen Nagler, Karen Gaba and by phone, Lou Elliott. Casey Management not represented. Ten (10) residents present.

Carol Santelle called the meeting to order. Quorum established.

Vice President and roofing contractor spoke by phone to all three vendors – Rooster Roofing/Sunseekers and Blue Sky. The flat roof has never been removed since it was installed in 1998. It was coated two (2) or three (3) years ago. This roof must be removed and replaced per an email received by our insurance company.

Rooster Roofing/Sunseekers will remove the flat roof. The ceiling inside the clubhouse will be removed also since it is part of the roof. This will include removal of lights and electrical inside and outside the clubhouse along with gutters on the exterior.

Blue Sky was not going to remove the entire roof as required by Citizens Insurance and would use a different system than Rooster Roofing/Sunseekers.

Based on these conversations and details regarding work to be performed and our insurance agent's direction, Lou advised the Board that Rooster Roofing/Sunseekers is the contractor that will do the work according to building code and insurance guidelines.

**Carol Santelle made a motion to hire Rooster Roofing/Sunseekers for \$12,554 to replace both the shingle roof and flat roof on the clubhouse.**

**Carol Santelle rescinded the motion that was made from last night's meeting to hire Blue Sky. Lou Elliott seconded both motions. All in favor.** The reserve account currently has \$17,000 to cover this expense.

Before signing the contract with Rooster Roofing and Sunseekers, language must be added that electrical and gutter removal and replacement will be performed by Sunseekers and is included in their estimate.

Our thanks to Karen Gaba and Lou Elliott for their diligent efforts in this matter.

Carol Santelle made a motion to adjourn the meeting. Karen Gaba seconded. All in favor.

Meeting adjourned at 6:10 p.m.