

1401 Mission Hills Blvd  
Clearwater, FL 33759  
**BOD Meeting Minutes**

When: Friday, **November 22, 2024**

Time: 3:00PM

Where: Mission Hills Clubhouse

#### Mission Hills Emergency Board Meeting

On October 7, 2024, President Biden issued an emergency declaration for Hurricane Milton. Mission Hills Condominium Association is in the area of the declaration. The Board of Directors of MHCA called an emergency Board meeting for 11/22/2024 to expedite the repairs to the damage caused by Hurricane Milton.

- The Mission Hills Board Meeting was called to order at 3:00 PM
  - Roll Call of the 2024 Board Members by Cheryl Acton:
    - o Cheryl Acton, President
    - o Rod Halvorson, Vice President
    - o Ron Stock, Treasurer
    - o Pat Banning, Secretary
- Also, in attendance: Robert Kelly, Ameri-Tech

#### Agenda:

Review contractors' proposals and award contracts to repair the damage caused by Hurricane Milton.

1. 2927 Flint Dr

2. 1379 Mission Hills Blvd

**3. Please note that most of the cost for the contracts awarded below will be reimbursed to Mission Hills from our insurance company. We will pay only the deductible.**

#### New Business:

1. Bid from Specialty Builders and Developers Inc for the building at **2927 Flint Dr**
  - a. Remove and replace framing and finishes
  - b. Remove and dispose of existing damaged CMU wall
  - c. Interior drywall replacement and ceiling replacement
  - d. \$1000 allowance for electrical work
  - e. Price includes all labor and material

f. Proposal does not cover any undiscovered structural or building problems

Total Bid for 1<sup>st</sup> contract is \$61,500

2. J Bolt for the building at **2927 Flint Dr**

- a. Inspection and removal of existing damage to condominium due to tree damage
- b. Removal and replacement of damaged block wall
- c. Rebuild roof joist system
- d. Install new drywall
- e. Repairs to gas lines
- f. Does not include unforeseen damage

Total Bid for 1<sup>st</sup> contract is \$63,523

After discussion of the bids submitted a motion was made by Ron Stock to award the **1st contract** to Specialty Builders and Developers Inc. Motion was seconded by Rod Halvorson. Motion passed unanimously.

One contractor offered a bid for the roof at **2927 Flint Dr**

1. No. 1 Home Roofing bid for the roof at Flint Drive

- a. Obtain permits
- b. Tear off the existing roof
- c. Install modified bitumen torch down system per manufacturer's specifications
- d. Included heat weld, installation of all flashing boots, scuppers and overflow drains, roof to wall connections flashed
- e. All A/C lines, penetrations or stands flashed with boots or chemlinks
- f. 20-year manufacturer's NDL warranty thru Elevate for labor and material
- e. Price includes all labor and materials for approximately 40 squares

Total Bid for #2 is \$2,125

After discussion, Rod Halvorson makes the motion to award the **2nd contract** to No. 1 Roofing Inc. Cheryl Acton seconded the motion. All members voted yes to award the contract.

Next are bids for the damage to **1379 Mission Hills Blvd** and **small damage to 1377 Mission Blvd**

1. Specialty Builders and Developers Inc offered a bid for the following: stucco repair, paint, damaged downspout and minor damages to 1377 Mission Blvd. The bid includes all labor and materials.

Total bid for the 3<sup>rd</sup> contract, \$8000

After discussion, Ron Stock moved to award the **3<sup>rd</sup> contract** to Specialty Builders, and Pat Banning seconds the motion. The vote was unanimously awarded.

The **4<sup>th</sup> contract** was for the **entire roof** on the building that includes **1377 and 1379 Mission Hills Blvd.**

1. Specialty Builders and Developers

- a. Demolition and replacement of the entire existing roof
- b. Price includes bitumen roof system, mechanically fastened taper system, heat meld all seems, all flashing, boots, rainwater scuppers and drains
- c. All labor and material included

Total bid for the 4<sup>th</sup> contract was \$97,950

2. No. 1 Roofing Inc

- a. Tear off and replace the existing roof system
- b. Price includes mechanically fastened taper system, modified bitumen torched down, all flashing, scuppers, overflow drains, all A/C lines, penetrations or stands flashed with boots or chemlinks
- c. Price includes all labor and materials
- d. Price includes a 20-year NDL manufacturer's warranty thru Elevate, for all labor and material

Total bid for the 4<sup>th</sup> contract was \$95,900

After discussion, Ron Stock made a motion to award the contract to No.1 Roofing Inc. The motion passed unanimously.

Discussion was brought forth by Pat Banning as to who will oversee day to day construction in the contracts above. Bob Kelly, Ameritech, explained that Ameritech is able to do this for a 5% charge on the total projected costs.

After discussion, Ron Stock made a motion to award the management of the construction project to Ameritech. Pat Banning seconded the motion and it passed on a unanimous vote.

Meeting adjourned at 4:03 PM on a motion by Cheryl Acton.

Minutes prepared by Pat Banning, President and Rod Halvorson, Vice President