

MINUTES OF SOLANA BOARD OF DIRECTORS MEETING

ACTIVITIES ROOM A, SATURDAY, OCTOBER 22, 2022

Meeting called to order at 9:03 am by President Nick Rossi. Board members present: Don Clifton, Bob Barney, Bob Ruda, George McCabe (video) and Barbara Callaghan.

- New Business:

Approve new members: Louise Hebert and Pat Roth have volunteered to join the Solana Board. Motion made by Barbara Callaghan and second by Don Clifton. Motion carried.

ARC committee: Currently there is only one member of the Solana ARC. However, the recent hurricane is expected to dramatically increase, at least temporarily, the workload of the ARC. Bob Barney has volunteered to join this committee and Bob Ruda will help out in the short term but we are looking for a non-board member to take Bob's place. Motion made by Nick Rossi and second by Don Clifton. Motion carried.

Landscape: Many original bushes need replaced. George McCabe will do an assessment by the end of next week.

Solana Roofs:

COVENANTS REQUIRE REPAIRS TO BE STARTED WITHIN 60 DAYS (BY November 27, 2022).

The Board needs to assure that each owner takes timely action to competently assess damage and start or arrange for any needed roof repairs from Hurricane Ian.

Nick sent out an email on October 20th to all owners requesting status of each roof and actions taken to date. The Board will use this information to track progress and compliance. Owners are requested to initially reply to Nick by October 27th.

COVENANTS REQUIRE REPAIRS TO BE COMPLETED WITHIN 6 MONTHS.

Catastrophic events such as Hurricane Ian require a robust but practical approach to ensure compliance.

The Board will extend the 6-month completion deadline for reasonable cause. Each owner must show reasonable progress in getting their roof, if necessary, repaired or replaced. Examples of reasonable progress include, but are not necessarily limited to, a pending insurance claim; pending legal action against an insurance company; waiting for inspections; waiting for ordered materials; and waiting for a contractor to schedule and/or complete repairs or replacements.

COVENANTS GIVE THE BOARD BROAD RESPONSIBILITY AND AUTHORITY TO ASSURE ROOF INTEGRITY AS WELL AS THE STRUCTURAL INTEGRITY OF EACH UNIT, ESPECIALLY AS IT MAY AFFECT NEIGHBORING UNITS.

For units NOT replacing the entire roof: The Board will require and pay for an independent inspection of a roof by a Certified Roofing Contractor licensed by the State of Florida or, at the Board's option, a licensed engineer with experience in roofing and/or roof structural integrity. The inspection should include an assessment of impact on neighboring units when roof and/or structural damage is observed. The engaged inspector will be made aware of the reciprocal easement provisions in Solana Covenants. The unit owner will be given reasonable notice of at least 3 days prior to the inspection.

Once repairs are completed, the owner must pay for and furnish to the Board an inspection report to verify the completeness and competency of all required repairs. The post repair inspection must be conducted by the same type of inspector that completed the initial inspection.

If an owner fails to submit a satisfactory post repair inspection report to the Board, the owner, and not the Association, will bear the full cost of all future roof repairs and replacements for the unit.

Motion made by Nick Rossi and second by Bob Ruda. Motion carried.

For units replacing the entire roof: All full roof replacements must be made by a Certified Roofing Contractor licensed by the State of Florida. Each owner may select their own roofing contractor as long as that roofer is able and willing to coordinate with the roofing contractor the majority of owners in that building have selected. A post replacement inspection and report will not be required beyond those which may be required by insurance carriers, mortgage holders or the HOA ARC.

Motion made by Nick Rossi and second by Bob Ruda. Motion carried.

Type, Style and color of repair tiles: Repairs to or individual replacement of tiles must match the existing tiles in terms of type, style and color. The cost to paint tiles, if necessary, will be paid for by the owner.

Type, Style and color of full replacement tiles: The Board will designate a single tile and color as the approved Solana tile for current and future roof replacements. Individual units and buildings may only install the approved Solana tile.

The Board intends to have the community informally vote on which type of tile (cement or stone coated steel – both in a barrel style) and also vote on a specific tile color. Samples to be voted on will be selected by the Board at the Board's sole discretion and will be displayed at a time and place designated by the Board.

The Board prefers to mandate a stone coated steel barrel tile product as research has shown this to be very energy efficient, durable, and fire and wind resistant. They also require far less periodic cleaning than cement tiles which would result in substantial cost savings to the Association.

However, the Board will not mandate a stone coated steel tile unless 100% of the roofs are replaced within Solana. The Board has been advised that marrying a steel tile roof to an existing cement roof would result in much additional ridge type work that would cost an estimated two to three thousand dollars per edge. A single inside unit with a roof not being replaced could easily cost up to \$6,000 extra that would need to be paid out of Association funds. If multiple roofs were not replaced the additional expense would grow proportionately.

The Board has a fiduciary responsibility to owners that would not justify such a large outlay of funds that could be avoided by simply selecting another more compatible tile type.

Therefore, in the event that 100% of Solana roofs are not replaced due to Hurricane Ian damage, the Board intends to mandate a single and specific cement tile and color similar to what was installed at original construction of Solana. The costs to transition between new and existing tiles will be much less and can possibly be included in insurance claims.

No roof repair or replacement can start without formal approval by Solana's ARC/Board and the Main HOA ARC.

Single Blanket Submissive of Tile to HOA ARC:

Current HOA ARC rules for replacement of roof tiles require that, after receiving Solana approval, each owner submit a sample tile in the actual color to be installed as well as manufacturer specs, underlayment and installation detail for stone coated steel tiles.

The Board intends to contact the HOA and/or ARC officials to request a waiver of each individual owner needing to submit essentially the identical samples and information. The Board will request approval to submit a single sample and any additional required information for approval of the "standard required tile/color" for all current and future roof replacements in Solana. The owner would then simply note on their application documents that they were installing the approved Solana standard tile/color.

Next Steps

The Board will distribute these minutes to Solana owners. The Board will request that any questions or comments be forwarded in writing to Nick Rossi within three days from the date these minutes are distributed.

An informational session will be scheduled (tentatively for 5:00 pm on November 2nd in a reserved room at the Clubhouse) for all interested homeowners to answer submitted questions, and to address concerns and offer additional explanation as necessary.

Motion

Don Clifton made a motion before adjournment to approve all decisions and policies outlined in these minutes that were not previously approved by an individual motion and vote. Nick Rossi seconded. Motion approved.

Adjournment

Motion made by Don Clifton to adjourn. Second by Nick Rossi. The meeting was adjourned at 11:45 AM.