

Bahamian Club Owner's Association, Inc.

4150 S. Atlantic Avenue
New Smyrna Beach, FL 32169
Office (386) 423-8957
manager@bahamianclub.com



November 2, 2024

TO: Board of Directors Re: Roof Committee Recommendations

FROM: The Roof Committee comprised of Dan DiLullo, Peter Bingle, Sam Romaldo, Brad Buhrow, Craig Wertz and Danielle Macks.

At the request of the Board of Directors the Roof Committee began in May 2024 requesting proposals for the reroofing of buildings 102-128 plus the office and pool shed. To describe the situation, the Bahamian was put on notice in May that if we did not have a confirmed reroofing plan in place by the 2025 insurance renewal date in April 2025, we would likely not be able to get insurance coverage, a fact that I confirmed with our agent on September 6th. Last spring at the request of insurer we contracted for a roof study, copies of which are available in the Office. Said study indicated that most of our roofs are in fair to good condition with some repair needed but what ultimately mattered to the insurance companies was that our roofs are out of warranty. Buildings 102-128 roofs are 22 years old and had a 10 year warranty, leaking is negligible on those roofs. Those roofs are coal tar pitch and pea-stone, an excellent roof surface no longer available for environmental reasons. The office and pool house roofs are typical gravel surfaced roll roofing and do have current leaks.

Building 101 and the cabana are still under warranty and both have TPO sheet roofing with insulation. Those roof are not part of this current project but we have learned some things about roof maintenance which will help us to maintain those roof thru the rest of their warranty periods.

The Committee (we) began by identifying several roofing companies with commercial experience and size to handle our project. Those companies were:

- Advance Roofing:

Their proposal total for the same scope as Suncoast is \$2,136,420 but did NOT include removal and replacement of doghouses and electrical work associated with the removals. We would be responsible for hiring contractors to do that work and be responsible for the co-ordination. The doghouses and electrical work would NOT be under warranty by the roof contractor. They do not provide for tree trimming. We solicited bids to do the doghouse work separately for a total cost of \$324,000 which would bring the total project cost to \$2,460,000. We chose not to continue seeking outside bids for that work.

- SunCoast Roofing (who reroofed Bldg 101 – see the following recommendation)
- Tip-Top Roofing (who did the reroofing in 2000)
The Proposal from TipTop Roofing for \$1,478,385 uses the same materials as the other contractors but depends on mechanically attaching the material over a base of tapered insulation fully adhered to a stripped concrete roof deck. The roof membrane would be screwed to the concrete roof deck as required by the manufacturer to obtain the 20 year warranty. The proposed insulation value is minimum. They quoted a cost of \$1,650 per unit to rebuild the doghouse curbs if needed. They did not include gutters and downspouts, they did not include the office and pool building. Requests for specifics on protection of the metal mansards and deck surfaces were not responded to
- CentiMark Roofing
The Centimark proposal was for \$1,398,396. They were nonresponsive to our initial criteria by proposing to leave in place the existing coal tar pitch roof, sweep off the loose gravel and mechanically attach a membrane over a 1” hardboard base layer. No insulation and no roof slope. There was no doghouse work, no rebuilding of curbs, no gutters and downspouts and the office and pool were not included. A request for tapered insulation and a fully adhered roof with all that entails was not responded to.

Other companies were solicited but were non-responsive.

Thru a process of continually redefining and clarifying proposals we selected SunCoast Roofing whose proposal for \$2,208,155 we here-in recommend to the Board. SunCoast is headquartered in New Smyrna Beach with offices in Bonita Springs. Longwood, Melbourne, Jacksonville and Hudson. Their work scope is extensive and thorough.

To generally recap the recommended proposal it includes:

- Complete removal of existing roofing including all edge metal gutters and downspouts
- Installation of a base layer 3” foam insulation topped with an additional 1/8”/ft tapered insulation.
- Flashing of all roof penetrations
- Rebuilding and raising hvac unit curbs
- Removal and replacement of duct shrouds (doghouses) including electrical and hvac connect/disconnect as required.
- Any removal/ reinstallation of roof units as required (for curb mounted units)
- New edge metal, gutters and downspouts on all sides of all buildings
- Protection of the metal mansards, upper level decks and deck gutters
- Any tree trimming required for crane/ roofing work access
- Wind Mitigation Reports for completed roofs

SunCoast has recommended the following project schedule:

- November 30: Enter into contract with the Bahamian Club
- December 6: Apply for a building permit
- January 13: Begin work
- May 2-16: Project complete

Generally speaking the 60 mil TPO roofing membrane proposed by all the contractors is an industry, it's what we have on building 101 and the cabana. Any improvement in insulation value is a real benefit to our owners. As you know, when the buildings were reroofed 20 years ago all insulation was removed leaving owners to insulate their 2nd floor ceilings with minimal effect. The proposed insulation package will provide a significant in R value. A benefit of using the 60 mil TPO is that when is reroofing is required in 20-25 years a new roof can be installed over the TPO without removing the old material thus significantly reducing future reroofing costs.

We are prepared to provide any insights or answer any questions you have.

Daniel DiLullo

Dan DiLullo, for the Committee



CORPORATE OFFICE

 1919 North Dixie Freeway
New Smyrna Beach, FL 32168
 386-777-7663
 855-453-0656

October 20, 2024



Project Name: The Bahamian Club
Attention: Danielle
Property Address: 4150 S Atlantic Ave, New Smyrna Beach, FL

Reference: New TPO Roof System for Twenty-Seven HOA buildings, Office & Pool House

Sun Coast Roofing Services is pleased to offer for your consideration the following proposal for the above-mentioned building.

1. Safety of the project is paramount; we will need to do the following:
 - A. Rope off areas where work is taking place daily.
 - B. We may need to have a staging area for all the material when it is delivered.
 - C. Coverings will be used to cover up mansard roofs during removal.
 - D. Heavy equipment will be needed to load roofing materials.
2. Superintendent to be on the job every day to manage the day-to-day operations of the work.
 - A. Superintendent to work with homeowners daily to go over work schedule.
3. Remove all existing gutters and downspouts.
4. Remove existing roofing materials all the way down to the roof deck.
 - A. Remove and reset all stainless-steel vents.
5. Remove and replace any and all damaged lumber at no additional charge.
6. Air Conditioning work to be done
 - A. Pictures will be taken of all HVAC units before any work is to be done so that all parties are understanding of the current conditions of these units before any manipulations begin
 - B. Remove all existing Air conditioning shrouds.
 - C. Fabricate and install new curbs at roof deck where needed as per code
 - D. Remove and relocate Air Conditioning conduit
 - E. Remove and reset electrical disconnect
 - F. Replace electrical disconnect where necessary as per code
 - G. Install new hurricane stand and attach to concrete deck where necessary
 - H. Fabricate new Air Conditioning shrouds and install
 - I. Seal all shrouds to existing units and make code compliant

TAMPA BAY AREA

 9507 State Road 52
Hudson, FL 34669
 813-867-7050


SPACE COAST

 1445 W New Haven Ave, Ste 200
West Melbourne, FL 32904
 321-749-7663

SOUTHWEST

 11338 Bonita Beach Rd, Ste 100
Bonita Springs, FL 34135
 239-319-0824

CENTRAL FLORIDA

 531 Dog Track Road
Longwood, FL 32705
 407-322-2925

State License Number: CCC1329155

 SunCoastRoofing.com



CORPORATE OFFICE

📍 1919 North Dixie Freeway
New Smyrna Beach, FL 32168
☎ 386-777-7663
☎ 855-453-0656

- 7. Install new GAF – 3” Poly Iso Board to entire roof deck
 - A. Board to be fully adhered to existing roof system as per code.
 - B. Install new 1/8” tapered insulation kit to create positive drainage off roof
 - C. Tapered insulation board to be fully adhered to 3” ISO Board
- 8. Install new .032 Aluminum Clad metal around perimeter of buildings.
 - A. This will provide a welded seal along the perimeter of the building.
- 9. Install GAF 60 mil – TPO directly to GAF – Insulation Board
 - A. TPO to be fully adhered to the insulation board.
 - B. Install new TPO plumbing stack flashings.
 - C. Install new TPO Pitch pockets at all leg stands for HVAC units.
- 10. Wind mitigation to be done for each unit upon completion.
 - A. Wind mitigation may help decrease property insurance for condo association.
- 11. Install new aluminum gutters and downspouts.
 - A. Estimate to cover all 27 buildings, clubhouse and office
- 12. Sun Coast Roofing Warranty
 - A. Labor 5 year on installation and workmanship
- 13. GAF Diamond Pledge Warranty to cover:
 - A. 20 No Dollar Limit Warranty (NDL)
- 14. Daily ground and surface clean up
- 15. Dumpsters are included in this proposal, for contractors only.

During the construction process the possibility of water entering your building may occur. Sun Coast Roofing Services will make every effort to prevent this from occurring.

TOTAL PROJECT COST: \$2,208,155.00

Sun Coast Roofing, Rick Tauscher

Date 10-17-2024

Accepting Purchaser _____

Date _____

****Draw schedule to be determined and approved by both parties after approval of reroofing contract.*

TAMPA BAY AREA

📍 9507 State Road 52
Hudson, FL 34669
☎ 813-867-7050

SPACE COAST

📍 1445 W New Haven Ave, Ste 200
West Melbourne, FL 32904
☎ 321-749-7663

SOUTHWEST

📍 11338 Bonita Beach Rd, Ste 100
Bonita Springs, FL 34135
☎ 239-319-0824

CENTRAL FLORIDA

📍 531 Dog Track Road
Longwood, FL 32705
☎ 407-322-2925



CORPORATE OFFICE

 1919 North Dixie Freeway
New Smyrna Beach, FL 32168
 386-777-7663
 855-453-0656

October 20, 2024


Project Name: The Bahamian Club
Attention: Danielle
Property Address: 4150 S Atlantic Ave, New Smyrna Beach, FL

RE-ROOFING BREAKDOWN


ROOFING BID – WITH TAPERED INSULATION KIT	\$1,479,810.00
ADD AN ADDITONAL 1.5” OF INSULATION TO THE BASE (3” TOTAL)	\$79,500.00
UPGRADE TO 20 YEAR NDL	NO CHARGE
GUTTERS AND DOWNSPOUTS FOR ALL BUILDINGS	\$195,550.00
HVAC – SHROUDS AND HURRICANE STANDS	\$453,295.00


TAMPA BAY AREA

 9507 State Road 52
Hudson, FL 34669

 813-867-7050


SPACE COAST

 1445 W New Haven Ave, Ste 200
West Melbourne, FL 32904


 321-749-7663


SOUTHWEST

 11338 Bonita Beach Rd, Ste 100
Bonita Springs, FL 34135

 239-319-0824

CENTRAL FLORIDA

 531 Dog Track Road
Longwood, FL 32705

 407-322-2925



CORPORATE OFFICE

📍 1919 North Dixie Freeway
New Smyrna Beach, FL 32168

☎ 386-777-7663

☎ 855-453-0656

State Lic. #CCC1329155

TERMS AND CONDITIONS

Sun Coast Roofing Services, Inc. shall provide only those services specifically described herein. The term "Services" as described herein expressly excludes any and all Services not specifically described in this Agreement or the scope of work which is incorporated herein by reference. Sun Coast Roofing Services shall not be liable for nonperformance of the Services hereunder due to circumstances beyond its knowledge or control, including but not limited to pre-existing conditions and hidden characteristics of the premises. SUN COAST ROOFING SERVICES EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ANY PRE-EXISTING OR HIDDEN CONDITIONS KNOWN OR UNKNOWN and Customer agrees to remain responsible and liable for all effects of and costs necessary to correct such pre-existing or hidden conditions. In the event that a party other than Sun Coast Roofing Services makes corrections or repairs while Sun Coast Roofing Services is performing its work, Sun Coast Roofing Services shall be entitled to stop work and Customer agrees to pay Sun Coast Roofing Services for the percentage of the work completed by Sun Coast Roofing Services as of the date of work stoppage. Sun Coast Roofing Services may resume the project once the condition has been rectified.

All Agreements are subject to approval by Sun Coast Roofing Services corporate office without exception. The effective date of this Agreement shall be the date of Sun Coast Roofing Services acceptance on page 1.

Sun Coast Roofing Services has the right to cancel this contract for any reason, at any time, even after the contract is signed by the purchaser, prior to the starting of any job.

Customer agrees to fully cooperate with Sun Coast Roofing Services to secure any licenses, permits or any other authorization necessary to accomplish the work. Customer hereby appoints Sun Coast Roofing Services as its agent to procure said licenses, permits or authorizations.

FS § 501.031 BUYER'S RIGHT TO CANCEL: "THIS IS A HOME SOLICITATION SALE, AND IF YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY PROVIDING WRITTEN NOTICE TO THE SELLER IN PERSON, BY EMAIL, OR BY MAIL. THIS NOTICE MUST INDICATE THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE DELIVERED OR POSTMARKED BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGN THIS AGREEMENT." Written notice of cancellation may be sent to: Sun Coast Roofing Services, Inc., 1919 N. Dixie Freeway, New Smyrna Beach, FL 32168

Buyer/owner releases Sun Coast Roofing Services from any and all liability for damages caused by lightning, windstorm, hurricane, fire, mold, subsequent hurricane, and water leak damage during the course of roof repairs, including any damage resulting from inspection delays. We are not responsible for cracked driveways. Sun Coast Roofing Services shall not be liable for late performance, partial performance or non-performance of this agreement caused by adverse weather conditions that prevent safe and adequate working conditions, strikes, fires, material shortages from suppliers, permitting delays, inspection delays or any unforeseen events that impede the completion. In addition, in the event of widespread damage in the area due to a major weather system, Buyer/owner understands that longer than normal projected start times may occur.

Buyer/owner agrees to pay all required additional costs/services that may not be shown on the face of this agreement such as, but not limited to, bond premiums, debris hauling, plywood replacement, roof jacks, ventilators, flashing and acknowledges such amounts shall be added to the amount due under this contract.

All warranty claims must be provided to Sun Coast Roofing Services in writing. If owner/buyer denies access to the property to Sun Coast Roofing Services employees or agents in order to correct covered defects or completes remedial repairs utilizing another roofing service provider without the written consent of Sun Coast Roofing Services, this warranty shall be null and void. The warranty excludes any damage from pre-existing mold and pre-existing roof damage. Water leaks after completion must be reported by owner/buyer orally within 48 hours and /or within 5 days of detection in writing or damage (not repairs) resulting from such leaks shall not be covered by the warranty. Warranty is not assignable or transferable. Warranty shall become effective upon completion and only upon full payment of all monies due under this agreement.

If material must be reordered or restocked because of a cancellation by the customer, there will be a restocking fee equal to twenty (20%) of the contract price.

This agreement constitutes the entire agreement between the parties. It may be changed only by written instrument signed by both parties.

If any provision of this agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this agreement shall not be affected thereby.

Any representation, statements, or other communications not written into this contract are agreed to be immaterial, and relied on by either party, and do not survive the execution of this contract.

Sun Coast Roofing Services has the right to order excess materials in order to ensure completion. All excess materials belong to Sun Coast Roofing Services.

Florida law contains important requirements you must follow before you may file a lawsuit for defective construction against a contractor, subcontractor, or supplier for an alleged construction defect in your home. Sixty days before you file you must deliver to the contractor, subcontractor, or supplier a written notice of any construction conditions you allege are defective and provide your contractor, subcontractor, or supplier the opportunity to inspect the-alleged construction defects and make an-offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by the contractor, subcontractor, or supplier. There are strict deadlines and procedures under Florida Law.

STATUTORY WARNINGS

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB- SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board
2601 Blair Stone Road, Tallahassee, FL 32399-1039
850-487-1395

📍 9507 State Road 52
Hudson, FL 34669

📍 1445 W New Haven Ave, Ste 200
West Melbourne, FL 32904

📍 11338 Bonita Beach Rd, Ste 100
Bonita Springs, FL 34135

📍 531 Dog Track Road
Longwood, FL 32705

☎ 813-867-7050

☎ 321-749-7663

☎ 239-319-0824

☎ 407-322-2925

State License Number: CCC1329155

SunCoastRoofing.com