

Dear Hunters Ridge North Villa Owner

At our last North Villa member meeting on 28 November, 2016 regarding the replacement of our building roofs, several questions were raised on the possible use of metal roofs and the timing of replacing all roofs in either 2017 or in two separate time intervals.

This note will brief you on what we are recommending as our final roof replacement strategy for the North Villas and will also review other items discussed at our last meeting.

- 1) Replacing our tile roofs with metal was discussed at length. We have subsequently determined that a metal roof would cost substantially more than a tile roof. Please see the attached sheet which explains the difference between a Standing Seam and a 5V metal roof.

	Egret Landing	F B Fowler Ct
Tile Roof	\$38,000	\$41,000
Standing Seam Metal Roof	\$52,800	\$56,925

Prices quoted from Atlantis Roofing as of 7 December 2016.

5v Metal roofs were not considered as they are susceptible to leaks.

The Hunters Ridge Architectural Review Committee has already indicated that metal roofs are not compatible within Hunters Ridge. Aesthetically, all properties are to be consistent and harmonious throughout the entire community. Therefore, along with the additional expense, metal roofs are not an option for our consideration.

- 2) During our last two meetings, the North Villa Committee reviewed various replacement and funding strategies for roof replacement. The Committee has reached the conclusion and is recommending that it is in the best interest of all North Villa owners to replace ALL of the roofs in Egret Landing and FB Fowler Ct in 2017.
  - a. Replacing all of the North Villa Roofs in 2017 will virtually eliminate roof repairs for many years thus saving tens of thousands of dollars annually.
  - b. The tile roofs will all include additional roof-attic ventilation as well as a premium underlayment designed to prolong the useful life of all roofs.
  - c. Costs in the roofing industry continue to rise and are not expected to level off any time soon. The increase in costs is being driven by new construction and consolidation of tile suppliers that is occurring within the industry. Current inflation rates are estimated to add at least 5% or \$2,000 annually to future replacement costs which is a strong motivation to act now.
  - d. The North Villa committee will review our quarterly fees for Roof Replacement and Exterior Maintenance. Our recommendations if current rates will be adjusted will be presented at the Annual Meeting in January 2017.
  - e. We are reviewing a possible source (s) bank financing should you choose to finance your roof replacement. However, it will be up to each member to make these arrangements.

- 3) To fund roof replacement as well as painting FB Fowler Ct in 2017 and Egret Landing in 2020, the North Villa committee has determined that an assessment of \$12,500 per villa will be required. This assessment is \$500 more than our previous communication. We refined the anticipated expense to complete all of the roofs in 2017. In addition, we intend to install baffles behind the soffit to insure that attic insulation does not block air flow. This process will further increase the life expectancy of the roof.
- 4) The assessment, once approved by the North Villa owners, will be approved by the Hunters Ridge Board of Directors and will be effective 25 January 2017 with payments in full due by 25 February 2017.

The assessment which the North Villa Committee is recommending requires a vote and approval of the majority of the North Villa owners. For purposes of this vote, a special meeting of the North Villa owners has been scheduled on 9 January 2017. For those members not able to attend this meeting, we are attaching a mail-in ballot where you can indicate your acceptance of the recommendation. Your prompt response to this ballot is requested.

Finally, it should be noted that if the ballot is not approved by a majority of the North Villa owners, we will still need to plan for both exterior painting, on-going roof repairs and any other exterior maintenance. For these needs, there will be a one-time assessment the amount of which needs to be determined. We can anticipate that the cost of future roof replacement will exceed what would we spend today.

We thank you for your prompt response to this ballot.

North Villa Committee

Dave Malenfant, Chair

Paul Beloin

Steve Curtis

Bill Long

Barry Pickell

Nancy Sido

# The Different Types of Metal Roofing

## Standing Seam vs 5V Crimp

	Standing Seam	5V Crimp
Appearance	Lightweight – Available in a variety of colors or bare Galvalume Steel	A low profile metal roof – comes in a variety of colors as well as plain steel. Classic appearance of 5 raised ridges running lengthwise across the panel.
Technical Specs	12"-16" exposed panel with a seam height of 1-2" mechanically fastened or snaplock seams make these roofs wind durable	Double overlapping rib about ½" high. 5 support ribs provide strength and rigidity to the panel.
Application /Uses	Used for residential as well as commercial buildings	Lightweight metal roofing option for residential and light commercial use.
Installation	Concealed fastened panel attached to roof deck enables roof to expand and contract as needed. Mechanical seamer folds the overlapping edges together. This locks them in place and affixes them to the roof. Snap-loc is formed with bends that enable panels to be locked in place immediately after being joined together.	Attaches directly to the roof with C-screws which would be clearly visible and a neoprene washer under the head. Over-time, these washers can shrink letting water under the hundreds of holes in the metal sheets

Information obtained from Mark Kaufman Roofing website.

### Other comments

- 1) Metal roofs will be noisy during heavy rain.
- 2) While metal roofs will last for a long time period, we have found no information on how the color of the roof will hold up over time.
- 3) If a Standing Seam roof is damaged, the entire panel will need be replaced. Over time, color matching will be difficult if not impossible because of fading due to weather.



**Notice of Special Meeting  
North Villa Owners  
of the  
Hunters Ridge Community Association, Inc.**

**Notice of special meeting of the North Villa Owners for the purpose of voting on the installation of new building roofs and painting all north villa buildings with an assessment of twelve thousand five hundred dollars (\$12,500.00) to each of the seventy-two (72) north villa owners.**

YOU ARE HEREBY NOTIFIED that a Special Meeting of the North Villa Owners of the Hunters Ridge Community Association, Inc. is scheduled for Monday, January 9, 2017 at 3:00pm at 12500 Hunters Ridge Drive, Bonita Springs, Florida 34135. The purpose of the meeting is to consider and vote on the following question:

Should the North Villa Owners of the Hunters Ridge Community Association, Inc. install new building roofs on all thirty-six (36) buildings (72 units) and paint the exterior of all north villa buildings (72 units) with an assessment of twelve thousand five hundred dollars (\$12,500.00) to each of the seventy-two (72) north villa owners?

The only business to be conducted at the meeting will be counting the votes and reporting the proxy results. It is not necessary for you to attend the meeting in person although you are encouraged and welcome to do so. **IT IS VERY IMPORTANT THAT YOUR VOTE BY PROXY BE RECEIVED PRIOR TO THE BEGINNING OF THE MEETING, AND A LIMITED PROXY FORM IS ENCLOSED FOR YOUR CONVENIENCE.**

Please take a moment now to mark your proxy, sign it, and send the signed original to the North Villa Committee of the Hunters Ridge Community Association in the enclosed self-addressed envelope, or deliver it directly to Chris Durfey in the Administration Office.

Be sure to mark your limited proxy with a **YES** or **NO** vote. The North Villa Committee recommends a **YES** vote.

**AGENDA:**

1. Call to order.
2. Determination of whether a quorum exists.
3. Consideration of and voting on the installation of new building roofs on all thirty-six (36) north villa buildings (72 units) and painting the exterior of all thirty-six (36) north villa buildings (72 units) with an assessment of twelve thousand five hundred dollars (\$12,500.00) to each of the seventy-two (72) north villa owners.
4. Vote and count the proxies.
5. Adjournment.

POSTED at Hunters Ridge Community Association, Inc. on this 19<sup>th</sup> day of December, 2016.

**North Villa Owners  
of the  
Hunters Ridge Community Association, Inc.  
Limited Proxy**

**Special meeting of the North Villa Owners for the purpose of voting on the installation of new building roofs and painting all north villa buildings with an assessment of twelve thousand five hundred dollars (\$12,500.00) to each of the seventy-two (72) north villa owners.**

The undersigned, as owner or designated voter for north villa

(street address) \_\_\_\_\_ in Hunters Ridge Community Association, Inc. appoints \_\_\_\_\_ or the chairman of the north villa committee, as my proxy holder, to attend the Special meeting of the North Villa Owners for the purpose of voting on the installation of new building roofs and painting all north villa buildings with an assessment of twelve thousand five hundred dollars (\$12,500.00) to each of the seventy-two (72) north villa owners. The Special Meeting is to be held on January 9, 2017 at 3:00pm at 12500 Hunters Ridge Drive, Bonita Springs, Florida. (Note: If no other proxy holder is named above, the Chairperson of the North Villa Committee shall be the proxy holder.) The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

**\*LIMITED POWERS:** (For your vote to be counted on the following issue, you must indicate your preference in the blanks provided below.)

I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as indicated below:

Should the North Villa Owners of the Hunters Ridge Community Association, Inc. install new building roofs on all thirty-six (36) buildings (72 units) and paint the exterior of all north villa buildings (36 buildings, 72 units) with an assessment of twelve thousand five hundred dollars (\$12,500.00) to each of the seventy-two (72) north villa owners?

\_\_\_\_\_ YES \_\_\_\_\_ NO

Dated \_\_\_\_\_, 2016

Signature of Owner or Designated Voter: \_\_\_\_\_

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**SUBSTITUTION OF PROXY HOLDER**

The undersigned, appointed as proxy holder above, designates \_\_\_\_\_ to act as substitute proxy holder for me if I am unable to attend the meeting for which the proxy is given.

Dated: \_\_\_\_\_

Signature of Proxy Holder

This proxy is revocable by the north villa unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid more than ninety (90) days from the date of the original meeting for which it was given.