

Dear Hunters Ridge North Villa Resident:

Over the last several months, the North Villa Committee has discussed planning for the replacement of the tile roofs on the north villas at Hunters Ridge. There have been several recent developments which we wish to communicate:

- 1) Don Huprich with the assistance of the North Villa Committee bid roof replacement to four (4) contractors. Each contractor received a listing of specifications that was to be used in the bid (copy attached). The contractors receiving the bid documents were:
 - a. Atlantis Roofing
 - b. Gagnon Construction (RM Coats)
 - c. Gulf Coast Roofing
 - d. Sun Coast Roofing
- 2) The lowest bidder that responded to our bid request was Atlantis Roofing with a bid of \$32,800 for a villa building (two villas). As part of this bid, Atlantis will use a Heavy Gauge 160 mil tile seal underlayment. They will also install two additional roof vents in each villa building to further prolong the live of the new roofs.
- 3) The Hunters Ridge Board of Directors approved the acceptance of this bid at the Board of Directors meeting on 13 May 2016.
- 4) The color of tile selected for the new roofs is Windsor Slate, Sand Dollar from Crown Roof Tile (www.crownrooftiles.com). Please see photos of the new tile compared to the existing roof tile.
- 5) The initial plan is to re-roof the 5 oldest villa buildings on Egret Landing (Fox Ridge Dr) this summer:
 - a. 3 villa buildings (6 villas): 12651-12671 Fox Ridge Dr North Side
 - b. 2 villa buildings (4 villas): 12690-12702 Fox Ridge Dr South Side
- 6) We anticipate re-roofing the remaining 16 villa buildings (32 villas) on Egret Landing (Fox Ridge Dr) in 2018 and 2019 and the 15 villa buildings (30 villas) on FB Fowler Ct in 2023. In the interim, the North Villa Committee will closely monitor roof repair expense and adjust the timing for the balance of roof replacements based on the actual repair costs being experienced. As of 31 March, we had spent \$7,497 on roof repair in 2016.
- 7) As of 30 April, the North Villa Roof Replacement Reserve had a balance of \$415,700. At current funding levels along with projected expenditures, there will be insufficient funds to re-roof all of the North Villas between now and the end of 2023. We, therefore, anticipate there will be an assessment on or about 2019 to fund roof replacements. The amount and timing of the assessment will be discussed at a special owners meeting to be held after the Annual Meeting in January 2017.

North Villa Committee David Malenfant, Paul Beloin, Steve Curtis, Bill Long, Barry Pickell,
Nancy Sido
Board Representative: Dick Decoste

New Roof Tile for villas on Egret Landing



Hunters Ridge North Villa Comparison of Roofing Contactor Bids 12 May 2016				
	Atlantis Roofing	Gagnon Construction RM Coats	Gulf Coast Roofing	Sun Coast Roofing
Replace Plywood	\$55 Sheet	\$65 Sheet First six (6) sheets included in bid.	\$45 per hour plus cost of materials	\$45 per hour plus cost of materials
Peel & Stick Under Eaves, Valleys	Triple reinforced P&S, galvanized metal cap	Yes	Flintlastic 160 mil all valleys	Yes
Vent Pipe Flashing, Valley Flashing, Roof Vents	Yes	Yes	Yes	Yes
4 Four Ft Ridge Vents	Yes - four (4) installed	Yes - four (4) installed	Yes - four (4) installed	Yes - four (4) installed
Peel & Stick Boreal Tile Seal	60 mil Boreal Tile Seal	80 mil Polystick TU Plus	60 mil Boreal Tile Seal	60 mil Boreal Tile Seal
Foam down Entegra Roof Tile	"Crown" Tile Foam	Foam - Except every 50 courses to be screwed	Foam Roof Tile Adhesive	Foam
3" minimum head lap	3 " code required	3" head lap	3" head lap	3" minimum head lap
Ridge Anchors	Tubular metal or galvanized	Metal	PT Hip and Ridge Boards	Metal Tubular
Warranty	5 Year on workmanship	7 Year	5 Year workmanship 10 Year materials	5 year on Workmanship and materials
Options	1) Heavy Gauge 160mil Tile Seal - \$2,600 2) Screw and Form - \$7,600	Heavy Gauge 160mil Tile Seal - \$2,800	Heavy Gauge 160mil Tile Seal - \$2,500	Heavy Gauge 160mil Tile Seal - \$2,500
Terms	30% Deposit 50% Dry In 20% Completion	30% Start 30% Tile Delivery 20% Completion	30% Start 35% Dry In 20% Tile Loaded 20% Completion	50 % Start 50% Completion
Start Time	August Repairs at No Cost if awarded the bid	Beginning of June	1st week of August Repairs at No Cost if awarded the bid	Early July Repairs at No Cost if awarded the bid
Other Comments	None	None	Uses Guard Rail Fall Protection	None
Cost	\$30,200	\$30,300	\$32,500	\$32,850
Cost with heavy gauge tile seal	\$32,800	\$33,100	\$35,000	\$35,350