

## **2560 Corporation Zoom Board Meeting**

**Date:** October 16, 2024

President Al called the meeting to order at 7:30 P.M.

Al asked the Secretary to take roll call to establish a quorum.

**Roll Call:** Pres. Al Singleton, V.P. Lorrie Whitehead, Sec. Shirley Welsh, and Sharon Stegenga.

**Absent:** Treas. Ed Lawrence

**Guests:** Wayne Welsh, Janice Sirna, Bob Carney, Lyn Singleton, Linda Farrell, Karen Hilton, Donna Goldman, Bill Urbas, John Price, Bill Stegenga, Terry and Rich Pita, Helen Wildermuth, Tricia Restucci, and Ken Sicinski

**Secretary Report:** the minutes of the last meeting are posted on the 2560 Website.

**Treasurer Report:** none

**Old Business:** none

### **New Business:**

\* The main reason for this meeting was to get feedback from our shareholders about an HGI assessment for roofs, soffits, concrete catwalks, ventilation (screens in second floor ceiling) etc. This work will be done for all the buildings in the community.

\* Approximate assessment: \$5,421.00 for one bedroom - \$7,464.00 for a two bedroom

\* Approximate starting date for this project: April 2025

\* Al explained what this assessment would cover. A lengthy discussion followed.

\* **Shareholders were not polled about the assessment as there were too many unanswered questions.** Al will email these questions to the HGI President Bill O'Connell, for the October 17, HGI Board/Director's meeting.

\* Questions:

- How did HGI arrive at the amount for the assessment?
- If we were correct in assuming the above amounts include the soffits and concrete cap to the 2nd stories, what materials will be used for the replacement soffits?
- Does the price include replacing the railing screws that are rusting?
- How will the ventilation of the soffits work?
- What is the projected timeline if we approve metal roofs of the next replacement?
- Have insurance companies historically given discounts for metal roofs?
- Is there a higher noise level with metal roofs?
- Has there been a comparison done between the cost of replacing our roofs with shingles and factoring in two replacements versus the cost of metal roofs?
- If the majority of the community approves this project, how long will it take to complete?
- **A concern about 2570 saying they will install metal roofs regardless if the rest of the community vetos the metal roofs.**

Al asked if there were any other questions or concerns.

With no further questions Al asked for a motion to adjourn. Lorrie made the motion, Sharon seconded, meeting adjourned at 8:52 P.M.

Respectfully submitted,  
Shirley Welsh  
Secretary