

PMA Trustee Meeting for Tuesday, May 21st, 2024

115 Park Meadows Drive at 12:00-1:30pm

Marian Glancy, President

Jim Orme, Vice President

Wayne Gulden, Bette Kelley: Treasurers

Connie Johnson-Chapman, Secretary

This Trustee Meeting was held to discuss and compare the estimates given by two contractors bidding for PMA residence siding repairs and painting.

- 1.) Jason was contracted for work started last year and needs to finish. Show Lance what work was completed last year and ask Lance if the completed work would merit a reduction to his estimate.
- 2.) Trustees discussed the \$50,000.00 difference between bidding contractors'—Lance and KRK—estimates. (Lance's bid is \$236,000.00 (including the \$27,000.00 soffit and fascia repair and painting). KRK bid \$172,000.00.
- 3.) Trustees discussed the thoroughness of Lance's inspection and and subsequent bid. (Lance spent 2 days inspecting PMA residences. KRK was here for 2 hours. Lance is more "known" than KRK. Lance offered to include repair and painting of soffits & fascias, and will not paint over anything that they determine needs repair.
- 4.) Trustees discussed additional "pros and cons" re: Lance vs. KRK. Lance has two teams of 6 people, while KRK has one team of 3 or 4 people. Both contractors looking for a "timeline" from PMA.
- 5.) Trustees expressed the PMA \$ reserves available for the 2025 projected new asphalt for PMA lanes.

- 6.) Wayne reported that PMA \$ reserves "okay" until the 2027-2028 roof replacement monies will be needed.
- 7.) Debate between Trustees: Wayne prefers accepting Lance's bid. Jim questioned the \$50,000.00 difference in bids. (Can we ask Lance to cut bid in consideration of Jason's last year's completed repairs. Also discussed roofing (i.e. chimney repairs needed—not completed by Jason) for Lance to do (?) first from Jason's unfinished repairs. Or, have Jason complete the chimney repairs after?)
- 8.) Both companies expected to complete siding repairs first, then painting. (Paint will be sprayed on siding and painted on the trim)
- 9.) Jim expressed concern that Lance's bid is too high. However, it was mentioned that Lance's bid was final. KRK needs to confirm that their bid includes the soffit and fascia repair and painting.
- 10.) Lance has emailed PMA three times re: commitment from PMA for contract.
- 11.) Wayne has called KRK for a specific \$ cost estimate for the soffit/fascia repair and painting.
- 12.) Marian to call Lance to (possibly) lowering his original bid to include soffit/fascia repair and painting.
- 13.) Marian and Wayne to make last minute calls to finalize contractors' bids. (Messages sent to Lance to return Marian's calls.) Trustees decided that request for soffits/fascia/chimney repairs should be given to Lance.