

Island House Northeast COA, Inc.
Board of Directors
Meeting Minutes
Thursday, October 5, 2017
2:00pm
Location: Unit 202

The Board of Directors meeting was called to order at 10:00 am by Scott Meece.

Board Members Present: Kim Manwaring, Tyler Pugh, Rich Eising, Darrell Baker and Scott Meece.
Sea Breeze CMS Present: Laura Carlisle, LCAM and Keith Truman
Guests: Don Cobb from Benjamin Moore and Adam Rovner from Benjamin Moore

Electronic paint proposals were sent to the Board from Munyon, Mario's, Dean Mitchell and Coastal Painting for the Board to review. Benjamin Moore explained that their scope of work will insure that the work will be completed by the paint specs to uphold the warranty.

The Board discussed with Benjamin Moore the pros and cons of the electrostatic paint solution for the railings. The cost could be 6x more than paint specified in the scope of work and it will take possible 3 months to prepare. The Board has agreed to no longer consider the electrostatic proposals.

Benjamin Moore stressed that the Association's attorney should review the contract and add verbiage that the Benjamin Moore specs are part of the contract. The association should also discuss with the contractors on how they will handle damaged sod from the lifts, what is the time frame, how many workers will be on site, and to have an English-speaking foreman.

Benjamin Moore will be revising the paint specifications with all of the options that the Board has selected and sending the revision out to the contractors so that all proposals are the same. Once the proposals are in a meeting will be arranged with the Board, the vendors and Benjamin Moore representatives so that the Board may make a final decision.

The Board discussed the method of selecting the paint color for the building. Tyler noted that in the past community discussion, the community had selected the color that best matches the Clivedon building across the road, and that there was general agreement to avoid any yellow tint. Clivedon has painted with PPG paint, while IHNE has elected the higher-level Benjamin Moore paint, so there is no direct color match. Benjamin Moore counseled to select an existing Benjamin Moore color that best matches Clivedon, in the interest of later touch up color matching. After some color testing and later sampling on the IHNE building, it has been determined that Sea Pearl (OC-19) by Benjamin Moore is the best color match to Clivedon and will be used for the IHNE building.

Laura Carlisle gave an update on the concrete restoration project. The weather is not helping the project, but they are working on the carports and the catwalks for now.

There were questions in regard to the Special Assessment and when payments will be due. The Board responded that it is possible that the payment of the Special Assessment may be in the Spring.

There being no further business the meeting was adjourned at 3:20 p.m.

Submitted by
Laura Carlisle
LCAM