

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
ROOFING ISSUE
FEBRUARY 21 TOWN HALL MEETING SUMMARY**

A Town Hall meeting was held on Saturday, February 21, 2015, at 11:00 a.m. at Don the Beachcomber Restaurant. Over 80 residents were in attendance representing about 50 (or about 20%) units in Broadmoor.

The meeting began with a presentation by Carl Brown, CEO of AWS Consultants Inc., an independent roofing consultant company, which performs roof condition surveys for homeowners associations, commercial and residential properties. Mr. Brown explained in detail the various components of a roof, their purposes and the areas of vulnerability for each such component. He then took the audience through a slide show of all of the deficiencies AWS found in the four sampled roofs and the resulting damage over time due to such deficiencies. He concluded his presentation by stating that Broadmoor's roofs must be replaced as soon as possible. *(The AWS reports are set forth in the "List of Documents.")*

Steve Lang, President of Lang Roofing, Inc., the association's roofing contractor, then walked the audience through a series of videos in which he pointed out his findings from the recent "test-case" re-roofing of one building on Bordeaux Lane and a recent repair of one unit on Anne Circle. Some of the most glaring issues are: (i) the roof's petroleum-based membrane, the primary layer of protection for a roof, has aged, is brittle, is cracking, and can be pulled up and broken like a potato chip; (ii) the extensive damage to the plywood sheeting due to membrane failure and water intrusion, resulting in dry rot (about 25% of the Bordeaux building's sheeting had to be replaced); (iii) the extensive termite damage to the sheeting AND the interior roof rafters which support the roof; (iv) the flat roofs (20-30% of Broadmoor's roofs are actually flat) which are not properly sloped, thereby preventing proper drainage and allowing water to puddle after rains and cause roof damage; (v) the flashing which is severely rusted and failing at all roof joints causing leaks; (vi) poorly sealed and rusting vent pipes, heater vents and air vents; and (vi) the rusting chimney shrouds, which are failing after only five years. *(A series of short videos is set forth in the "List of Documents." You are strongly urged to view those videos, especially the ones in **bold type**.)*

After the presentations by the two industry experts, there should be no doubt in anyone's mind that Broadmoor's roofs have reached the end of their useful lives and must be replaced. The cost of re-roofing the entire complex is estimated to be \$3,000,000 to \$3,300,000. The outgoing board members then presented and discussed some preliminary options to fund the re-roofing project. *(See "Board's Town Hall Options Handout" in "List of Documents.")* Those four preliminary options are to: **A.** Re-roof the complex over 15-18 years using funds as they accumulate -- not a prudent option; **B.** Increase monthly assessments 20% in September 2015 -- can be done without homeowner approval but would stretch re-roofing out seven years which again is not a prudent option; **C.** Obtain a loan to fund the cost of re-roofing -- probably the only way to fund immediate re-roofing of the complex; and **D.** Impose a special assessment of \$13,500 -- which some homeowners may not be able to pay upfront.

Surprisingly, an almost unanimous show of hands by owners present (all but three) favored "**D**," a one-time \$13,500 special assessment. The board will prepare necessary documents to submit to homeowners to pursue that option as well as investigate possible financing for homeowners who cannot afford to pay the assessment in one lump sum.