

**REEF GATE WEST HOMEOWNERS ASSOCIATION
SPECIAL MEETING MINUTES
October 10, 2023**

Upon notice duly given and received, the Special Meeting of the Reef Gate West Homeowners Association Board of Directors was held on October 10, 2023, via Zoom video conferencing.

DIRECTORS PRESENT: Sam Saul - Vice President
Vito Borruso - Treasurer
Cindy Furman - Secretary
Melad Ghabrial - Member at Large
Ernie Garcia - Member at Large
Mark Lauria - President
John Sullivan - Member at Large.

TSG MANAGEMENT: George Gustave - Account Executive

ALSO PRESENT: Jim Flores - Onsite Manager
Chuck Hartman

Call to Order

The meeting was called to order at 5:02 PM.

Replacement of A Building Stairs

The reason for this special meeting is to discuss viable solutions to the issue of rusted-through and deteriorating external stairs at Reef Gate.

Report from Onsite Manager, Jim Flores

The first step on top of third level is rotted. Plywood was installed as a temporary fix.

Final repairs were pushed back because the original vendor could not complete the job.

Found TNT Welding & Fabrication as they inspected and gave opinion on materials. Their professional opinion is that steel should not be used. Concrete is the safer, longer lasting opinion.

Most all steps underneath are bad. Marcello removed the carpet and inspected the steps and believes they all need to be replaced. During cleanup from the steps, Marcello filled a 5-gallon bucket with the debris.

We only got a bid for the south side stairs although management wanted to do both sides.

Chuck Hartman has known the contractor since 1963. Stepstone has been used dating back to this time.

Can the building handle the weight of concrete stairs? Chuck circulated the original drawings, which showed the building was initially supposed to be constructed with concrete stairs. The stringers were to be 6-inch "C" channel, but they increased that to

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10-inch when they decided to go with metal. The stairs were overdesigned. The building is capable of supporting concrete stairs. Chuck recommends performing repairs per TNT's proposal. We will not need any permits since these are considered repairs.

Change in Attendance

John arrived at 5:24PM.

A motion was made by Vito Borruso, seconded by Cindy Furman, to approve TNT in the amount of \$72,000 to perform the step repairs with purchase of extra steps. The motion passed (6) to (1) John Sullivan.

It was noted that the repairs should only commence after the elevators are fixed.

B&C Parking Area

It was noted that the B/C Parking area repairs will begin on Thursday.

Adjournment

There being no further business to discuss, the General Meeting was adjourned at 5:26 p.m.

Attest:

Signature

Date