

**PELICAN LANDING CONDOMINIUM ASSOCIATION
OF CHARLOTTE COUNTY, INC.**

May 24, 2019

Fellow Unit Owners:

I am writing to you on behalf of Pelican Landing's Board of Directors to make you aware of two recent developments. The first is the results of a recent insurance claim settlement, and the second is the upcoming reroofing of all of our buildings.

On December 20 and 21, we experienced a windstorm incident that caused significant damage to our roofs and warranted filing a claim against our Association's windstorm insurance policy. As a result of this claim, we recently received a check for \$291,662.61 to put toward re-roofing all six of our condominium buildings and the clubhouse. This money has been deposited into our Roof Reserve. We are also eligible to receive up to an additional \$51,575.61, but only after presenting the insurance company with an acceptable Certificate of Completion of the reroofing. To qualify for this additional money, the reroofing must be completed within 360 days of the incident. That would result in an early December completion. That said, this is an urgent need, and we are pushing ahead to complete reroofing well in advance of that deadline to minimize the potential for further damages. (Note: We did temporary post-incident repairs to prevent water intrusion.)

Consideration has been given over the past several years of moving from a shingle roof to a metal roof, as our experience with leaks and maintenance costs with the shingle roof has not been good. During the rather difficult claims process we just went through, the research intensified. Based upon the research of our Building Committee and subsequent review by the Board of Directors, the Board made a decision at its May 9, 2019 meeting to move ahead with plans on reroofing as soon as possible with a metal roof. Without getting into all of the technical details, the metal roofing we will be installing would have the following advantages over shingle roofing:

- Extremely high wind resistance – up to 180 mph
- Fewer opportunities for leaks
- Lower maintenance costs
- Longer life – 35 years versus 20 years for a shingle roof
- Less roofing reserve needed per year going forward
- Lower insurance cost
- Lower cooling cost for unit owners (does not retain heat like shingles)
- Color not an issue
- Within the fiduciary responsibility and approval authority of the Board of Directors

With re-roofing this year, in 2020 the amount we need to reserve for roof replacement will be reduced by over \$69,000, freeing this money up for other priorities, such as addressing our elevator needs. In addition, after the new roof is in place, next year, the cost of reserving for future roofing would be approximately \$3,700 less per year for the new 35-year metal roof than reserving for a new 20-year shingle roof. Starting in 2020,

these changes will go far in reducing some of the recent pressure we have experienced on our budget. This should enable us to better address upcoming needs while helping to hold down future quarterly assessment increases. Most importantly, this move to the metal roof can be accomplished without a special assessment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dave Henderson".

Dave Henderson
Treasurer