

**MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS**  
**SATURDAY, OCTOBER 27, 2007**  
**AT PORTSMOUTH YACHT CLUB**  
*Approved at Board of Directors' Meeting of November 8, 2007*

PRESENT: Comde. Blanchard, V/C Adams, R/C Wajda, Directors Cunningham, Dionne, Gebow, Graper, Pappas, Dir/Secy Roberts

NOT PRESENT: Dir P/C Williams, Treas. Rushforth

Having been advised by Secretary Roberts that the required advance notice of the special meeting had been given, and that a quorum was present, Comde. Blanchard called the meeting to order at 8:00 am.

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF SEPT. 13, 2007

Before addressing the primary purpose of this meeting, the Minutes of the above meeting were discussed. It was MSP to approve them, and post them on the website and in the secure bulletin Board.

ROOF & INTERIOR REPAIR

Comde. Blanchard then opened the meeting by pointing out that the meeting was being called for the purpose of resolving the current problem with our roof and interior; it was to be a problem-solving session, and would not be permitted to be a finger-pointing session, inasmuch as we all bear the responsibility for our present situation. All BOD members had reviewed and discussed the two bids. As reported in the Minutes of the Sept. 13, 2007 BOD Meeting, by the unanimous vote of those present, R/C Wajda had been authorized to enter into a contract on our behalf with the roofer selected at the discretion of the Rear Commodore, at a price not to exceed \$20,000.00.

REPORT BY R/C WAJDA

I want to clarify the hiring of G&L Painting Contractors for replacing the roof of the PYC facility.

Giovanni Santos was recommended as well as introduced by a club member prior to submitting a bid. The member also mentioned that he has done work on numerous homes on the island including Sam's house across the street.

The bid was received and a meeting was scheduled with Mr. Santos, Art Dionne, and me. We discussed his bid, materials, etc. We discussed other areas not included on either bid that was received – the shed, front porch and the dock house. The total at that time was \$14,300.

The bid from Murphy and Sons was \$17,315 – not including the flat roof w/rubber – additional \$1985 and the shed - \$1,380 – Total \$20,680.

The savings was \$6,380.

The project was awarded to Mr. Santos. The project proceeded and appeared to be going well until the rain storm (October 6). After the damage – Mr. Santos was not allowed on the property due to lack of insurance – the paperwork submitted was not in force and he obtained liability insurance the following Friday.

It wasn't until after the storm did I receive complaints about felt paper not being placed near the edges or last 2-3 feet from the peak and bent drip edges being applied.

Re: Murphy and Sons, assessment of the roof as installed by Mr. Santos' people—Flat roof is fine – it needs a sealer strip installed between the rubber sheets, and this is easily done.

Many shingles were not nailed properly – there is a red line where the nails should be, they had been

R/C REPORT. Cont.

nailed an inch above the line making them susceptible to high winds. Also, some were observed to have too few nails, and at least one had no nails at all. Shingles in the front have to be replaced as they look scuffed. He also found 3-4 exposed nail heads in the valley area. The shingles aren't racked properly – only separation between courses is 1-3 inches, and should be ½ the shingle width. On the dormer side, the courses aren't staggered properly, resulting in a wavy appearance.

Murphy has estimated that he could correct those errors that have been found for between \$10,000 and \$12,000. There is no guarantee that the issues could be corrected without doing additional damage. Even if everything seen could be corrected there would be no guarantee by his company, because Murphy does not know what errors may still be hidden.

Murphy has quoted \$15,600 to repair the flat roof, and strip off all shingles elsewhere, and apply new shingles properly. An optional adder at \$955 would be to apply "Lifetime Architectural Shingles". We are in a 90 mph wind zone, and the nailing of either style of shingles would be as required by that zone. He also would apply a rubber sheet roof on the porch, which we had not provided for earlier. Copies of the new Murphy quote were distributed for all present to review.

After further discussion, it was moved by Capt. Gebow, seconded by Capt. Pappas, and unanimously voted, to authorize the Rear Commodore to engage Murphy on the Club's behalf, to perform the work outlined in his proposal of 10/26/07, at a total cost of \$15,640 plus the option of \$955 for Lifetime Grade Architectural Shingles, a total of \$16,595.

GENERAL DISCUSSION

Liability Insurance After discussion, it was agreed that one lesson we have learned is that we should have a standard set of liability insurance and related requirements which should be fulfilled by any contractor before entering our property, and including among other requirements, that we are to be shown actual documents of insurance, instead of relying on the contractor's statement that there is the necessary insurance. Capts. Cunningham and Graper agreed to work together to work up a standardized form which could be used as part of any contract with Murphy, and thereafter with any contractor working on our property. Further, it was agreed that these requirements shall be added to the House & Dock Rules, so as to be a guide for the future.

Other Possible Expenses It was agreed that Santos might come after us for the balance of approximately \$8,000 which we have withheld. Also, his subcontractor who provided the dumpster claimed he had not been paid by Santos, and he may come after us for an unknown amount based on the usual mechanics lien in such cases. Should either claim be made, we will have a legal case to pursue.

Interior Damage Capt. Cunningham advised that our insurance will cover the restoration of the interior to its depreciated value, less the \$1,000 deductible. Our only responsibility is to protect the property against any further damage. It is unknown whether this claim will have any effect on future insurance rates. Any upgrade of the room will be on us.

NEXT MEETINGS Cmde. Blanchard advised that the next BOD meeting, at which the new Board members will be seated, will be 7:00pm Thursday, November 8 at the Community Developmental Center office. He will be away, and has asked V/C Adams to officiate at the meeting. V/C Adams reported that December BOD Meeting/Holiday Party will be held at the Axel Johnson Center on December 6.

There being no further business at this time, it was MSP to adjourn. Cmde. Blanchard adjourned the meeting at approx. 8:45 am to proceed with Docks Out.

Respectfully submitted,

