

# Meeting Summary for Parkwood Sq Villas BOD meeting

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## Quick recap

The Parkwood Square Villas Association Board of Directors held a meeting on June 3rd, 2026, to discuss roof repair and replacement options for buildings 5845, 5870, and 5865. The board president reported receiving four roofing proposals with prices ranging from \$336,310 to \$401,940, with Summer Breeze Roofing and Eversil Roofing offering 25-year and 20-year warranties respectively. Oleg raised concerns about tree damage to the roofs and requested permission to remove three old trees near the buildings, which the board agreed to investigate with the city and insurance company. The board decided to wait for Watertight's final proposal before making a decision and planned to share all proposals with association members for review. Additional topics included discussion of financing options, insurance cost increases, and parking space allocations, with the next meeting to be announced.

## Next steps

### Ameri-Tech

- Send out all roofing proposals to interested members of the association and post them on the website for community review.
- Reach out to roofing companies with questions suggested by GAF and obtain the final proposal from Watertight.
- Update the community once final quotes and financials (including current roof reserve balance) are available, and schedule a decision meeting.
- Provide two payment options for the new roof (full payment and financing/instalment options) once the selected company is chosen.
- Reach out to the City of St. Petersburg and the insurance company regarding the possibility and permitting of removing old trees around the buildings, as requested by OLEG, and notify OLEG of the outcome.
- Look into the status and expiration of the current cable TV contract (including the \$6,000 payment) as requested by Paul, and respond to Paul's inquiry.
- Notify the community of the upcoming plumbing repair project and inform residents when the work is scheduled.
- Review the community budget in October/November, including possible changes to the internet/cable contract as suggested by OLEG, and invite community input.

## **OLEG**

- Send a formal written request via email to Gloria (and copy Lisa/Community Secretary) regarding the removal and replacement of old trees around the buildings.

## **Summary**

### **Informal Introduction Meeting**

The meeting began with brief greetings and introductions, where Oleg introduced himself to Paul. The conversation was brief and informal, with some technical issues mentioned regarding recording. No specific decisions, action items, or next steps were discussed in this segment.

### **Roof Repair Proposal Discussion**

The Parkwood Square Villas Association Board of Directors met to discuss roof repair and replacement options for buildings 5845, 5870, and 5865. The board reviewed four roofing proposals, with Summer Breeze Roofing offering the lowest price at \$336,310 for complete replacement with a 25-year warranty, followed by Eversil Roofing at \$369,986. The board is still waiting for the final proposal from Watertight, which is expected to be higher at around \$400,000-\$500,000, and they plan to make a decision after reviewing all proposals.

### **Tree Removal Permit Discussion**

OLEG requested removing three old trees around the building due to damage to the roof and risk during hurricanes, while Ameri-Tech explained that the trees are protected live oaks requiring permits and that recent tree trimming was completed per insurance recommendations. Ameri-Tech agreed to investigate the possibility of removing the trees by contacting the city and insurance company, with OLEG emphasizing the need for formal documentation of the request. The discussion concluded with a brief mention of pricing considerations for roofing options with 20-25 year warranties.

### **Roof Replacement Board Meeting**

The board meeting focused on discussing roof replacement needs across three buildings (58, 70, and 45) with estimated costs around \$108,000, though actual figures will be available within the next week. Ameri-Tech reported that financing options are available through a third-party lender, and residents have the choice to pay upfront or absorb interest charges. The board agreed to share all proposals with community members for voting rather than making the decision solely internally, as they believe the entire community should be involved in this significant financial decision. The meeting also addressed previous roof issues, including problems with drains causing water damage in some units, and confirmed that the current roofs cannot be repaired and will need complete replacement starting after November 1st.

### **Roof Replacement and Building Updates**

The board discussed roof replacement costs, with Paul noting that the EverSeal estimate of \$123,000 per building would likely double in 20 years due to inflation. Oleg requested payment options for the new roof, and Ameri-Tech confirmed they would provide two payment options at the next meeting in 1-2 weeks. The board addressed parking space changes, with Ameri-Tech explaining that previous parking arrangements were not in compliance with condo documents and the current setup was determined to be fair for all residents. Oleg raised concerns about marijuana use in a neighboring unit, and Ameri-Tech advised contacting police as the board cannot address illegal drug activities. Paul inquired about a previous cable TV contract with Christina and Gloria that was supposed to provide a \$6,000 refund, and Ameri-Tech requested an email follow-up to investigate the status of that agreement.