

Franklin Park West HOA Board of Directors Emergency Meeting 10/13/2025 at 701 in the 700 Building at 7:00 PM

The Franklin Park West HOA Board of Directors met to assess the damage caused by the rain and leaking roof on the 700 Building. There is also water damage to one unit in the B Building and another near the elevator shaft. Present at the meeting were Michele Thorton, Treasurer, Shannon Lesnevich, President, Josie Bolton, Secretary, Kyle Elhert, On-site Manager, Kelly Elhert, resident of home, and Bruce Bolton, Owner.

The roof has failed on the 700 Building. The bathroom and adjoining areas in the unit have been damaged. The water has leaked down to the pool area on the floor below. A patch for the roof would cost \$300-\$400, but a new roof would still be needed as soon as possible. A bid to replace the roof from Torres Roofing for \$25,000 has been obtained. It was decided by the board to postpone reroofing the B Building this year and instead, replace the roof on the 700 Building as soon as possible. The B Building will be patched.

Kyle will patch the B Building. The B Building unit is currently drying out. The bid to replace the drywall and paint will be under \$500. The roof coating to patch is estimated to be under \$400.

The 701 unit will need to be dried out and tested for pollutants before we can precede. It will need a bathroom remodel.

There was a discussion about the need to raise more HOA monies to complete the roof projects on schedule. It was agreed that expenses for the HOA have gone up, leaving less money for the reserve fund. It was suggested to issue another special assessment. There was not a consensus among the board members to issue another special assessment since FPW issued a special assessment last July and raised the dues. It was agreed to make this a topic for the annual meeting to get everyone's input. Michele will present the facts. Josie will do a presentation on bringing in income from storage units rental.

The board will meet again on 10/28/2025 for a regular HOA Board meeting. The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Josie Bolton, FPW HOA Secretary