

**THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.**

**Minutes of the Board Meeting
Monday, August 9, 2021**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, August 9, 2021 at Chattanooga Elks Lodge, Graysville Road, Chattanooga, TN 37421 from 6:00 pm–7:00 pm.

Attendance is as follows:

Matt Brownfield – President (present)
Margaret Lorimer – Vice President and Chair of Architectural Committee (present)
Judy Webster – Treasurer (present)
Ursula Jenkins-Turner - Secretary (present)
JoAnne Harbort – Chair Finance/Accounting Committee (present)
Jack Carney – Chair Landscape/Common Area Committee (present)
Dale Carney – Chair Asset Committee (present)

Matt Brownfield called the meeting to order. The meeting commenced at 6:00 p.m.

Although the HOA Board has been in constant contact regarding issues in the complex via email and texting, they have not met in person since last April, 2020 due to COVID restrictions.

Discussions during today's Board Meeting:

1. Roofs. We have 129 units in the complex. 109 roofs were replaced last year due to the tornado April, 2020. We have 20 roofs left undamaged by the tornado per the HOA insurance company (Middle Oak – Country Mutual Insurance Company). The claim was settled between the insurance company and the HOA last year for almost \$1,000,000.00 Every bit of this money was used for roof replacement. A small amount of money was used for tree removal and Felker's bill for this was approximately \$12,000. After the roof replacements of the 109, the remaining roofs were inspected by two independent roofers who stated they were still in satisfactory condition and HOA had time to replace them. The Board elected to replace 5 roofs per year until all were replaced. The Board had several estimates on new roofs last year as well and voted to use The Roof Surgeon, when the time came, to replace the remaining 20 roofs. The Board unanimously approved new roofs for 5 units this year – 284, 428, 444, 460 and 4721 to the tune of \$10,850 per unit. Totals \$54,250.00 and that is if no damage or any rotted wood discovered during roof replacement. Tyler Flowers – The Roof Surgeon will start the work Monday 8/16/21 weather permitting. He will start with 284, then proceed to 428, 444, 460 and 472. They will work Monday – Friday, until all roof work is completed (weather permitting). (The contracts with The Roof Surgeon for 5 roof replacements are attached to these minutes).

2. Concrete. We have several eroding/splitting of concrete areas. They are the entrances to the 500's and 700's, the very back road by the retention pond to the left and right sides. The HOA Board had two bids for tearing up, hauling off, replacing and repouring of concrete in those areas. Wesley Palmer concrete bid came in at \$19,000. Jed Cox Concrete bid came in at \$25,000. Bids are attached to these minutes. The Board voted unanimously to approve the Wes Palmer bid for \$19,000.00. The work will start in approximately 4 weeks weather permitting. We are also getting estimates on the retaining wall in front of 208 and 412. The wall currently has faux rock and is in need of repair.

3. Tree Line/Erosion. The tree line between The Gardens and Heritage Green Subdivision is eroding, especially in the back. This is due to water run off coming from Heritage Green Subdivision. Andy Felker, Felker Landscaping has given us a proposal for fixing the tree line erosion problem. The proposal will require a lot of man hours, equipment costs, material costs, etc. The quote is for \$12,980.00 (bid is attached). Andy will start work within the next few weeks.

All above work will be paid for out of the First Citizens Money Market Account which balance is currently \$92,769.96. The above approved work totals \$86,230.00 which would leave a balance of \$6,539.96 in that account.

4. Dues for 2022. Dues for upcoming 2022 budget were discussed. Because of COVID in 2020-2021 the Board elected not to go up on dues last year. By lowering the amount we put in reserves last year from \$50,000 to \$40,000 we were able to keep dues at \$165. Because prices have increased across the Board from our vendors and also because we need to save into reserves additional monies to cover upcoming 15 roof replacements for the next few years, we need to ideally put more into reserves in 2022. We need to allow for at least \$50,000 for continuing upcoming reserve expenses – replacement of patio doors, garage doors, windows, painting, etc. [As a matter of point, last year we spent approximately \$64,450.10 from reserves to pay Tim Morgan for maintaining all these reserve items – painting of units, window replacements, garage door replacements, patio door replacements. (See attachments of reserves spent for upkeep in complex)]. We ideally would need to put into reserves an additional \$30,000-\$50,000 to cover upcoming roof replacements within the next five years.

The dues for 2022 will go up \$25 per unit – totaling \$190 per month. [As a reminder: the HOA was turned over to the Board by the developer, A.L. James on 3/2/2009. At that time dues were \$130 per month. We are currently at \$165 per month. Dues have gone up only \$35 in the last 13 years.]

On another matter the Board discussed possible future meetings including all HOA members; however due to the new Delta Covid strain that may not be feasible of yet. Will just need to be aware of future updates from the CDC.

There being no further business the meeting was adjourned. Motion to approve adjournment was made by Jack Carney and seconded by Joanne Harbort and unanimously approved by the Board.



500 20th Street * Cleveland, TN 37311

423.650.3284 * ineedtheroofsurgeon@gmail.com

CONTRACT

Consultant [Signature]

PROPOSAL SUBMITTED TO: <u>714 S. 1st St. Nashville TN 37203</u>		INSURANCE CO.	DATE
STREET <u>244 S. 1st St. Nashville TN</u>	CITY	INSURANCE PHONE #	FAX #
STATE	ZIP CODE <u>37203</u>	PHONE #	ADJUSTER
EMAIL		SS#	CLAIM #

We hereby submit specifications and estimates for: (valid for 30 days)

<input type="checkbox"/> Layover existing	<input type="checkbox"/> Install <u> </u> air vents
<input checked="" type="checkbox"/> Tear off <u>1</u> layer of shingles	<input checked="" type="checkbox"/> Install <u>11</u> ft. of ridge vent - Cut in <input type="checkbox"/>
<input checked="" type="checkbox"/> Each additional layer(s) at \$ <u>2.00</u> /square each (Wood shakes extra costs)	<input type="checkbox"/> Install <u> </u> drip edge as needed. Color <u> </u>
<input checked="" type="checkbox"/> New <u> </u> lb. felt as needed	<input checked="" type="checkbox"/> Use appropriate protection for landscaping
<input checked="" type="checkbox"/> New <u> </u> year fiberglass shingles	<input type="checkbox"/> Clean up and haul off roofing debris
Style and color <u>Match existing</u> (or like kind)	<input type="checkbox"/> Run magnet roller over yard
<input type="checkbox"/> Flat roofing system/modified/roll roofing	<input type="checkbox"/> Wood damage (if needed) at extra cost to customer
<input checked="" type="checkbox"/> New closed valley	<input type="checkbox"/> 4' x 8' Decking \$ <u>50</u> per sheet
<input checked="" type="checkbox"/> Nails only-No staples	<input type="checkbox"/> 1x6, 1x8 or 1x10-\$ <u> </u> per foot
<input type="checkbox"/> Replace flashings as needed	<input checked="" type="checkbox"/> Replace plumbing pipe jack 2" <u>3</u> 3" <u> </u> 4" <u> </u>

SPECIAL INSTRUCTIONS:

The Roof Surgeon is not responsible for any cracked or broken driveways, prior ventilation systems or cosmetic roof sags, dips or shrinkage due to construction of the property or direction of the prior roof. Verbal understanding and agreements with representative shall not be binding. All understanding and agreements must be set forth in writing on this contract. All contracts subject to approval of management.

PAYMENT TO BE MADE UPON COMPLETION OF EACH TRADE
We accept Visa, MasterCard, Discover and AmEx.
(3% additional fee will be applied)

<input type="checkbox"/> THIS CONTRACT IS INVOLVED WITH AN INSURANCE CLAIM. The Roof Surgeon is hereby given a limited power to negotiate payment or compliance by the carrier on behalf of the homeowner. The Roof Surgeon will interact directly with the homeowner's insurance carrier to secure payment for The Roof Surgeon's charges, will collect 20% overhead and profit, if applicable, and will file a supplement to claim if necessary. Homeowner is responsible for deductible and hidden wood damage, if any.	CONSTRUCTION ZONE Homeowner will exercise caution during installation of project due to exposed nails, falling debris, and pressurized/powered equipment. Purchaser agrees to remove breakables from outside walls of home during installation.	CASH PRICE Total \$ <u> </u> Deposit \$ <u> </u> Balance \$ <u> </u>
	CANCELLATION FEE - In the event that raw materials are custom orderd and not returnable, the customer accepts all financial responsibility and restocking fees, if applicable.	Signature _____ Date _____ Signature _____ Date _____

OUR GUARANTEE:

Upon completion of its work, The Roof Surgeon guarantees work performed in the contract for a period of two years against defects in workmanship. This guarantee does not extend to damage from any other cause including, but not limited to damage from other trades, extreme wind or ice, lightning, hailstorm or other unusual occurrences. This guarantee does not extend to the repair of any interior feature of a structure. **THERE ARE NO OTHER WARRANTIES COVERED THROUGH THE ROOF SURGEON.** Payment Terms: Upon presentation of the invoice, the job payment in full is immediately due. Accounts not paid within 30 days of job completion are subject to a 10% interest rate per month, to be no less than \$25. Any insufficient funds or returned checks shall be subject to a \$25.00 per returned check charge and The Roof Surgeon should be able to recover interest and any other right under T.C.A §47-29-101, et. seq. Should The Roof Surgeon utilize the services of an attorney to collect amounts due under this agreement, it shall also recover all cost of filing and releasing liens, court costs and its reasonable attorney fees incurred in collection efforts. The Roof Surgeon's warranty is only put into effect once the homeowner has paid its contract in full.



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CONTRACT

Consultant Jay [Signature]

PROPOSAL SUBMITTED TO: <u>THE CHARLES AT HERITAGE GREEN</u>			INSURANCE CO.	DATE
STREET <u>472 Colquhoun Ct. CHATTANOOGA</u>			INSURANCE PHONE #	FAX #
STATE <u>TN</u>	ZIP CODE <u>37421</u>	PHONE # <u>423 204 3652</u>	ADJUSTER	CLAIM #
EMAIL <u>Usula@ccr.com</u>			SS#	

We hereby submit specifications and estimates for: (valid for 30 days)

- | | |
|--|---|
| <input type="checkbox"/> Layover existing | <input type="checkbox"/> Install <u> </u> air vents |
| <input checked="" type="checkbox"/> Tear off <u>1</u> layer of shingles | <input checked="" type="checkbox"/> Install <u>11</u> ft. of ridge vent - Cut in <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Each additional layer(s) at \$ <u>40</u> /square each
(Wood shakes extra costs) | <input type="checkbox"/> Install <u> </u> drip edge as needed. Color <u> </u> |
| <input checked="" type="checkbox"/> New <u>5</u> lb. felt as needed | <input checked="" type="checkbox"/> Use appropriate protection for landscaping |
| <input checked="" type="checkbox"/> New <u> </u> year fiberglass shingles | <input checked="" type="checkbox"/> Clean up and haul off roofing debris |
| Style and color <u>White Shingles</u> (or like kind) | <input checked="" type="checkbox"/> Run magnet roller over yard |
| <input type="checkbox"/> Flat roofing system/modified/roll roofing | <input checked="" type="checkbox"/> Wood damage (if needed) at extra cost to customer |
| <input checked="" type="checkbox"/> New closed valley... <u> </u> | <input checked="" type="checkbox"/> 4' x 8' Decking \$ <u>85</u> per sheet |
| <input checked="" type="checkbox"/> Nails only-No staples | 1x6, 1x8 or 1x10-\$ <u> </u> per foot |
| <input checked="" type="checkbox"/> Replace flashings as needed | <input checked="" type="checkbox"/> Replace plumbing pipe jack 2" <u>1</u> 3" <u> </u> 4" <u>1</u> |
| SPECIAL INSTRUCTIONS <u>POSSIBLE FURTHER DAMAGE</u> | <input type="checkbox"/> Homeowner authorizes job sign in yard |

The Roof Surgeon is not responsible for any cracked or broken driveways, prior ventilation systems or cosmetic roof sags, dips or shrinkage due to construction of the property or direction of the prior roof. Verbal understanding and agreements with representative shall not be binding. All understanding and agreements must be set forth in writing on this contract. All contracts subject to approval of management.

PAYMENT TO BE MADE UPON COMPLETION OF EACH TRADE
We accept Visa, MasterCard, Discover and AmEx.
(3% additional fee will be applied)

<input type="checkbox"/> THIS CONTRACT IS INVOLVED WITH AN INSURANCE CLAIM. The Roof Surgeon is hereby given a limited power to negotiate payment or compliance by the carrier on behalf of the homeowner. The Roof Surgeon will interact directly with the homeowner's insurance carrier to secure payment for The Roof Surgeon's charges, will collect 20% overhead and profit, if applicable, and will file a supplement to claim if necessary. Homeowner is responsible for deductible and hidden wood damage, if any.	CONSTRUCTION ZONE Homeowner will exercise caution during installation of project due to exposed nails, falling debris, and pressurized/powered equipment. Purchaser agrees to remove breakables from outside walls of home during installation.	CASH PRICE	
		Total	\$ <u>10,800</u>
		Deposit	\$ <u> </u>
		Balance	\$ <u> </u>

CANCELLATION FEE - In the event that raw materials are custom ordered and not returnable, the customer accepts all financial responsibility and restocking fees, if applicable.	Signature <u>Jay [Signature]</u>	Date <u> </u>
	Signature <u> </u>	Date <u> </u>

OUR GUARANTEE:

Upon completion of its work, The Roof Surgeon guarantees work performed in the contract for a period of two years against defects in workmanship. This guarantee does not extend to damage from any other cause including, but not limited to damage from other trades, extreme wind or ice, lightning, hailstorm or other unusual occurrences. This guarantee does not extend to the repair of any interior feature of a structure. **THERE ARE NO OTHER WARRANTIES COVERED THROUGH THE ROOF SURGEON.** Payment Terms: Upon presentation of the invoice, the job payment in full is immediately due. Accounts not paid within 30 days of job completion are subject to a 10% interest rate per month, to be no less than \$25. Any insufficient funds or returned checks shall be subject to a \$25.00 per returned check charge and The Roof Surgeon should be able to recover interest and any other right under T.C.A §47-29-101, et. seq. Should The Roof Surgeon utilize the services of an attorney to collect amounts due under this agreement, it shall also recover all cost of filing and releasing liens, court costs and its reasonable attorney fees incurred in collection efforts. The Roof Surgeon's warranty is only put into effect once the homeowner has paid its contract in full.



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 423.650.3284 * ineedtheroofsurgeon@gmail.com

CONTRACT

Consultant Raymond

PROPOSAL SUBMITTED TO: <u>THE GARDENS AT HERONAGE GREEN</u>			INSURANCE CO.	DATE
STREET: <u>444 Callaway Ct</u>		CITY: <u>CHATTANOOGA</u>	INSURANCE PHONE #	FAX #
STATE: <u>TN</u>	ZIP CODE: <u>37421</u>	PHONE #: <u>423-304-3052</u>	ADJUSTER	CLAIM #
EMAIL: <u>Wesley@cpbfinc.com</u>			SS#	

We hereby submit specifications and estimates for: (valid for 30 days)

- | | |
|--|--|
| <input type="checkbox"/> Layover existing | <input type="checkbox"/> Install _____ air vents |
| <input checked="" type="checkbox"/> Tear off <u>1</u> layer of shingles | <input checked="" type="checkbox"/> Install <u>110</u> ft. of ridge vent - Cut in <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Each additional layer(s) at \$ <u>20</u> /square each
(Wood shakes extra costs) | <input type="checkbox"/> Install _____ drip edge as needed. Color _____ |
| <input checked="" type="checkbox"/> New <u>50</u> lb. felt as needed | <input checked="" type="checkbox"/> Use appropriate protection for landscaping |
| <input checked="" type="checkbox"/> New _____ year fiberglass shingles <u>LANDMARK - CT</u> | <input checked="" type="checkbox"/> Clean up and haul off roofing debris |
| Style and color: <u>MAJIC BEIGE</u> (or like kind) | <input checked="" type="checkbox"/> Run magnet roller over yard |
| <input type="checkbox"/> Flat roofing system/modified/roll roofing | <input checked="" type="checkbox"/> Wood damage (if needed) at extra cost to customer |
| <input checked="" type="checkbox"/> New closed valley - <u>3/4" x WHITE SHIELD</u> | <input checked="" type="checkbox"/> 4' x 8' Decking \$ <u>20</u> per sheet |
| <input checked="" type="checkbox"/> Nails only-No staples | 1x6, 1x8 or 1x10- \$ <u>8</u> per foot |
| <input checked="" type="checkbox"/> Replace flashings as needed | Replace plumbing pipe jack 2" <u>1</u> 3" _____ 4" <u>1</u> |

SPECIAL INSTRUCTIONS: * POSSIBLE DECK DAMAGE
 * CLEAN UP HAUL OFF ALL SEE LISTED MATERIALS

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 We accept Visa, MasterCard, Discover and AmEx.
 (3% additional fee will be applied)

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	Homeowner will exercise caution during installation of project due to exposed nails, falling debris, and pressurized/powered equipment. Purchaser agrees to remove breakables from outside walls of home during installation.		Total	\$ <u>10,850.00</u>
			Deposit	\$ _____
		Balance	\$ _____	

CANCELLATION FEE - In the event that raw materials are custom ordered and not returnable, the customer accepts all financial responsibility and restocking fees, if applicable.	Signature _____	Date _____
	Signature _____	Date _____

OUR GUARANTEE:

Upon completion of its work, The Roof Surgeon guarantees work performed in the contract for a period of two years against defects in workmanship. This guarantee does not extend to damage from any other cause including, but not limited to damage from other trades, extreme wind or ice, lightning, hailstorm or other unusual occurrences. This guarantee does not extend to the repair of any interior feature of a structure. THERE ARE NO OTHER WARRANTIES COVERED THROUGH THE ROOF SURGEON. Payment Terms: Upon presentation of the invoice, the job payment in full is immediately due. Accounts not paid within 30 days of job completion are subject to a 10% interest rate per month, to be no less than \$25. Any insufficient funds or returned checks shall be subject to a \$25.00 per returned check charge and The Roof Surgeon should be able to recover interest and any other right under T.C.A 47-29-101, et. seq. Should The Roof Surgeon utilize the services of an attorney to collect amounts due under this agreement, it shall also recover all cost of filing and releasing liens, court costs and its reasonable attorney fees incurred in collection efforts. The Roof Surgeon's warranty is only put into effect once the homeowner has paid its contract in full.



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CONTRACT

Consultant [Signature]

PROPOSAL SUBMITTED TO: <u>THE GARDENS AT HERITAGE GREEN</u>			INSURANCE CO.	DATE
STREET: <u>460 Calloway Ct. CHATTANOOGA</u>			INSURANCE PHONE #	FAX #
STATE: <u>TN</u>	ZIP CODE: <u>37421</u>	PHONE #: <u>423 704 3052</u>	ADJUSTER	CLAIM #
EMAIL: <u>Uisula@repltd.com</u>			SS#	

We hereby submit specifications and estimates for: (valid for 30 days)

- | | |
|--|--|
| <input type="checkbox"/> Layover existing | <input type="checkbox"/> Install _____ air vents |
| <input checked="" type="checkbox"/> Tear off <u>1</u> layer of shingles | <input checked="" type="checkbox"/> Install <u>110</u> ft. of ridge vent - Cut in <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Each additional layer(s) at \$ <u>20</u> /square each
(Wood shakes extra costs) | <input type="checkbox"/> Install _____ drip edge as needed. Color _____ |
| <input checked="" type="checkbox"/> New <u>30</u> lb. felt as needed | <input checked="" type="checkbox"/> Use appropriate protection for landscaping |
| <input checked="" type="checkbox"/> New _____ year fiberglass shingles - <u>THE ROOF SURGEON</u> | <input checked="" type="checkbox"/> Clean up and haul off roofing debris |
| Style and color: <u>MOORE PLACE</u> (or like kind) | <input checked="" type="checkbox"/> Run magnet roller over yard |
| <input type="checkbox"/> Flat roofing system/modified/roll roofing | <input checked="" type="checkbox"/> Wood damage (if needed) at extra cost to customer |
| <input checked="" type="checkbox"/> New closed valley - <u>ICE & WATER SHIELD</u> | <input checked="" type="checkbox"/> 4' x 8' Decking \$ <u>85</u> per sheet |
| <input checked="" type="checkbox"/> Nails only-No staples | 1x6, 1x8 or 1x10- \$ <u>8</u> per foot |
| <input checked="" type="checkbox"/> Replace flashings as needed | <input checked="" type="checkbox"/> Replace plumbing pipe jack 2" <u>1</u> 3" <u>1</u> 4" <u>1</u> |
| SPECIAL INSTRUCTIONS * <u>POSSIBLE TRUCK DAMAGE</u> | <input type="checkbox"/> Homeowner authorizes job sign in yard |

The Roof Surgeon is not responsible for any cracked or broken driveways, prior ventilation systems or cosmetic roof sags, dips or shrinkage due to construction of the property or direction of the prior roof. Verbal understanding and agreements with representative shall not be binding. All understanding and agreements must be set forth in writing on this contract. All contracts subject to approval of management.

PAYMENT TO BE MADE UPON COMPLETION OF EACH TRADE
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	CANCELLATION FEE - In the event that raw materials are custom ordered and not returnable, the customer accepts all financial responsibility and restocking fees, if applicable.	Signature _____ Date _____ Signature _____ Date _____

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CONTRACT

Consultant _____

PROPOSAL SUBMITTED TO: _____			INSURANCE CO. _____	DATE _____
STREET _____	CITY _____		INSURANCE PHONE # _____	FAX # _____
STATE _____	ZIP CODE _____	PHONE # _____	ADJUSTER _____	CLAIM # _____
EMAIL _____			SS# _____	

We hereby submit specifications and estimates for: (valid for 30 days)

- Layover existing
- Tear off 1 layer of shingles
- Each additional layer(s) at \$ 4.7 /square each
(Wood shakes extra costs)
- New 30 lb. felt as needed
- New _____ year fiberglass shingles _____
- Style and color Blue (or like kind)
- Flat roofing system/modified/roll roofing
- New closed valley
- Nails only-No staples
- Replace flashings as needed

- Install _____ air vents
- Install 11 ft. of ridge vent - Cut in
- Install _____ drip edge as needed. Color _____
- Use appropriate protection for landscaping
- Clean up and haul off roofing debris
- Run magnet roller over yard
- Wood damage (if needed) at extra cost to customer
- 4' x 8' Decking \$ 45 per sheet
- 1x6, 1x8 or 1x10- \$ 8 per foot
- Replace plumbing pipe jack 2" 1 3" 1 4" 1
- Homeowner authorizes job sign in yard

SPECIAL INSTRUCTIONS:

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	Homeowner will exercise caution during installation of project due to exposed nails, falling debris, and pressurized/powerful equipment. Purchaser agrees to remove breakables from outside walls of home during installation.	Total \$ <u>12,412</u> Deposit \$ _____ Balance \$ _____
CANCELLATION FEE - In the event that raw materials are custom orderd and not returnable, the customer accepts all financial responsibility and restocking fees, if applicable.	Signature _____	Date _____
	Signature _____	Date _____

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The Gardens at Heritage Green

Condominium Ass, Inc.

800 Callaway Court,
Street address
Chatt, TN 37421

Places needing
concrete work /

estimates:

① Entrance of

507/709

② Entrance of

709/721

③ Back road

behind 113-115

④ Back road

behind 268-252

Thanks

Ursula Jenkins-Turner

423.304.3052



The Gardens at Heritage Green

PO Box 4074 • Chattanooga, TN 37405 • Phone: 423-650-4846

Cox Concrete

Ursula Turner
423-304-3052

800 Callaway Court
Chattanooga, TN 37421

Print-date: 8-6-2021

Price Breakdown

Group Price: \$25,012.00

Title	Code	Description	Qty / Unit	Unit Price	Price
Entrance to 500's	COX CONCRETE	Demo and replace 3x27x4" section of concrete. Includes labor and materials, broom finish. Priced per square foot.	81 SqFt	8.00	\$648.00
Entrance to 700's	COX CONCRETE	Demo and replace 3x36x4" section of concrete. Includes labor and materials, broom finish. Priced per square foot.	108 SqFt	8.00	\$864.00
100's back driveway	COX CONCRETE	Demo and replace 15x90x4" section of concrete. Includes labor and materials, broom finish. Priced per square foot.	1350 SqFt	8.00	\$10,800.00
200's back driveway	COX CONCRETE	Demo and replace 15x100x4" section of concrete. Includes labor and materials, broom finish. Priced per square foot.	1500 SqFt	8.00	\$12,000.00
Gravel	Materials	Gravel by the load.	1	700.00	\$700.00
Note	COX CONCRETE	Price per SqFt based on doing all projects at the same time. If customer decides to split project into phases, price per SqFt will increase to account for minimum charges and mobilization.	1	0.00	\$0.00

2nd estimate w/ COX Concrete is \$25,012

Total Price: \$25,012.00

1st estimate w/ Wes Palmer is for \$19,000

Signature _____

Print Name: _____

Tree Line Erosion

Felker Landscapes, LLC

2210 Fagan Street
Chattanooga, TN 37408

Estimate

Date	Estimate #
8/12/2021	403

Name / Address
Gardens at Heritage Green Ursula Jenkins

Description	Qty	Cost	Total
This estimate is to repair the erosion along the property/tree line between Heritage Green and The Gardens at Heritage Green. Grading, installing felt and rip wrap in those areas.			
Rock/Stone		4,000.00	4,000.00
Equipment		3,500.00	3,500.00
Plywood		1,500.00	1,500.00
Felt		100.00	100.00
Instillation		3,880.00	3,880.00
		Total	\$12,980.00

Customer Signature _____

Totals from Reserves \$64,430.10

3:46 PM
08/04/21
Accrual Basis

The Gardens at Heritage Green CAI
Account QuickReport
July 30, 2020 through July 30, 2021

Type	Date	Num	Name	Memo	Split	Amount
Retained Earnings						
Closing Entry	12/31/2020					40,853.80
Total Retained Earnings						40,853.80
Reserve Expenses						
Check	02/05/2021	3647	Tim Morgan		1st Citizens Ck...	1,450.00
Check	02/12/2021	3648	Tim Morgan		1st Citizens Ck...	1,625.00
Check	02/26/2021	3652	Tim Morgan		1st Citizens Ck...	0.00
Check	03/05/2021	3661	Tim Morgan		1st Citizens Ck...	0.00
Check	03/12/2021	3663	Tim Morgan		1st Citizens Ck...	220.00
Check	03/19/2021	3667	Tim Morgan		1st Citizens Ck...	0.00
Check	03/26/2021	3677	Tim Morgan		1st Citizens Ck...	0.00
Check	04/01/2021	3678	Moore's Roofing Re...		1st Citizens Ck...	325.00
Check	04/02/2021	3679	Tim Morgan		1st Citizens Ck...	1,450.00
Check	04/03/2021	3680	Bradley Nix		1st Citizens Ck...	2,640.00
Check	04/13/2021	3685	Tim Morgan		1st Citizens Ck...	275.00
Check	04/23/2021	3686	Tim Morgan		1st Citizens Ck...	
Check	05/10/2021	3699	Tim Morgan		1st Citizens Ck...	845.00
Check	05/17/2021	3700	*Clara Bradley	garage door r...	1st Citizens Ck...	340.00
Check	05/19/2021	3701	Moore's Roofing Re...	860 leak	1st Citizens Ck...	300.00
Check	05/21/2021	3702	Tim Morgan		1st Citizens Ck...	0.00
Check	05/27/2021	3704	Tim Morgan		1st Citizens Ck...	145.00
Check	06/11/2021	3714	Tim Morgan		1st Citizens Ck...	1,990.00
Check	06/18/2021	3719	Tim Morgan		1st Citizens Ck...	1,080.00
Check	06/28/2021	3720	Max Floor	Replace 2 gut...	1st Citizens Ck...	1,000.00
Check	06/28/2021	3721	Tim Morgan		1st Citizens Ck...	1,085.00
Check	07/01/2021	3730	Tim Morgan		1st Citizens Ck...	625.00
Check	07/02/2021	3734	Tim Morgan		1st Citizens Ck...	0.00
Check	07/07/2021	3735	Ursula Jenkins	reimburseme...	1st Citizens Ck...	381.30
Check	07/09/2021	3736	Tim Morgan		1st Citizens Ck...	1,550.00
Check	07/16/2021	3740	Tim Morgan		1st Citizens Ck...	1,800.00
Check	07/23/2021	3741	Tim Morgan		1st Citizens Ck...	3,000.00
Check	07/30/2021	3753	Tim Morgan		1st Citizens Ck...	1,450.00
Total Reserve Expenses						23,576.30
TOTAL						64,430.10

8/5/20 - 8/1/21 →

10:27 AM
 08/05/21
 Accrual Basis

The Gardens at Heritage Green CAI
 Account QuickReport
 July 31 through December 31, 2020

5/5/2020 -
 12/22/2020
 \$40,853.80

Type	Date	Num	Name	Memo	Split	Amount
Reserve Expenses						
Check	08/05/2020	3537	Tim Morgan		1st Citizens Ck...	1,450.00
Check	08/14/2020	3539	Tim Morgan		1st Citizens Ck...	2,110.00
Check	08/21/2020	3543	Tim Morgan		1st Citizens Ck...	0.00
Check	08/28/2020	3581	Tim Morgan		1st Citizens Ck...	440.00
Check	09/03/2020	3555	Tim Morgan		1st Citizens Ck...	1,135.00
Check	09/04/2020	3556	Moore's Roofing Re...		1st Citizens Ck...	300.00
Check	09/07/2020	3557	Moore's Roofing Re...	roof inspections	1st Citizens Ck...	950.00
Check	09/10/2020	3558	Moore's Roofing Re...	460, 307, 252...	1st Citizens Ck...	650.00
Check	09/10/2020	3559	Tim Morgan		1st Citizens Ck...	1,040.00
Check	09/16/2020	3585	Tim Morgan		1st Citizens Ck...	1,590.00
Check	09/17/2020	3586	American Roofing C...		1st Citizens Ck...	144.80
Check	09/21/2020	3588	Felker Landscapes, ...	clean up of de...	1st Citizens Ck...	11,980.00
Check	09/22/2020	3590	Tim Morgan		1st Citizens Ck...	1,550.00
Check	09/28/2020	3599	The Roof Surgeon	replacement r...	1st Citizens Ck...	9,549.00
Check	10/02/2020	3600	Tim Morgan		1st Citizens Ck...	2,585.00
Check	10/09/2020	3562	Tim Morgan		1st Citizens Ck...	2,100.00
Check	11/06/2020	3576	Northgate Doors	224	1st Citizens Ck...	1,020.00
Check	11/13/2020	3577	Tim Morgan		1st Citizens Ck...	
Check	11/16/2020	3580	Tim Morgan		1st Citizens Ck...	220.00
Check	11/16/2020	3602	Tim Morgan		1st Citizens Ck...	0.00
Check	12/04/2020	3612	Tim Morgan		1st Citizens Ck...	440.00
Check	12/07/2020	3615	Bradley Nix	concrete and ...	1st Citizens Ck...	1,150.00
Check	12/12/2020	3616	Tim Morgan		1st Citizens Ck...	0.00
Check	12/22/2020	3629	Tim Morgan		1st Citizens Ck...	450.00
Total Reserve Expenses						<u>40,853.80</u>
TOTAL						<u>40,853.80</u>

9:55 AM
 08/04/21
 Accrual Basis

The Gardens at Heritage Green CAI
 Account QuickReport
 January 1 through August 4, 2021

215/21-
 7/30/21
 823,576.30

Type	Date	Num	Name	Memo	Split	Amount
Reserve Expenses						
Check	02/05/2021	3647	Tim Morgan		1st Citizens Ck...	1,450.00
Check	02/12/2021	3648	Tim Morgan		1st Citizens Ck...	1,625.00
Check	02/26/2021	3652	Tim Morgan		1st Citizens Ck...	0.00
Check	03/05/2021	3661	Tim Morgan		1st Citizens Ck...	0.00
Check	03/12/2021	3663	Tim Morgan		1st Citizens Ck...	220.00
Check	03/19/2021	3667	Tim Morgan		1st Citizens Ck...	0.00
Check	03/26/2021	3677	Tim Morgan		1st Citizens Ck...	0.00
Check	04/01/2021	3678	Moore's Roofing Re...		1st Citizens Ck...	325.00
Check	04/02/2021	3679	Tim Morgan		1st Citizens Ck...	1,450.00
Check	04/03/2021	3680	Bradley Nix		1st Citizens Ck...	2,640.00
Check	04/13/2021	3685	Tim Morgan		1st Citizens Ck...	275.00
Check	04/23/2021	3686	Tim Morgan		1st Citizens Ck...	
Check	05/10/2021	3699	Tim Morgan		1st Citizens Ck...	845.00
Check	05/17/2021	3700	*Clara Bradley	garage door r...	1st Citizens Ck...	340.00
Check	05/19/2021	3701	Moore's Roofing Re...	860 leak	1st Citizens Ck...	300.00
Check	05/21/2021	3702	Tim Morgan		1st Citizens Ck...	0.00
Check	05/27/2021	3704	Tim Morgan		1st Citizens Ck...	145.00
Check	06/11/2021	3714	Tim Morgan		1st Citizens Ck...	1,990.00
Check	06/18/2021	3719	Tim Morgan		1st Citizens Ck...	1,080.00
Check	06/28/2021	3720	Max Floor	Replace 2 gut...	1st Citizens Ck...	1,000.00
Check	06/28/2021	3721	Tim Morgan		1st Citizens Ck...	1,085.00
Check	07/01/2021	3730	Tim Morgan		1st Citizens Ck...	625.00
Check	07/02/2021	3734	Tim Morgan		1st Citizens Ck...	0.00
Check	07/07/2021	3735	Ursula Jenkins	reimburseme...	1st Citizens Ck...	381.30
Check	07/09/2021	3736	Tim Morgan		1st Citizens Ck...	1,550.00
Check	07/16/2021	3740	Tim Morgan		1st Citizens Ck...	1,800.00
Check	07/23/2021	3741	Tim Morgan		1st Citizens Ck...	3,000.00
Check	07/30/2021	3753	Tim Morgan		1st Citizens Ck...	1,450.00
Total Reserve Expenses						23,576.30
TOTAL						23,576.30