

## Roanoke Shores Board of Directors Meeting Minutes

June 30, 2025

Owners present: Bobby Grubbs (304), Kim Payne (302), Rich Hess (104), and manager Staton Martin

All Board Members were present.

Meeting was called to order by President Hess@ 529PM EST

Agenda: Selecting a new contractor for windows and door installation.

Richard Hess explained why we could not hire a previous contractor for the window and sliding door project. Staton had asked the previous contractor if he were a licensed contractor and he said that he was and would give us a copy. On Monday, June 2, 2025, the contractor informed the Association that he did not have a license. In view of the fact that projects in excess of 40k require a licensed contractor, the Board decided it was not prudent to contract with this contractor. . Staton Martin and Richard Hess therefore met with JAD General Contracting, LLC to review their proposal and qualifications. JAD General Contracting, LLC can install for the same price and schedule as the previous contractor being considered by the Association. Bobby Grubbs moved to contract with JAD General Contracting, LLC to install windows and doors at Roanoke Shores, Kim Payne seconded the motion. Motion carried.

Meeting was adjourned by Rich Hess at 542PM EST.

Respectfully submitted by Kim Payne, Secretary, Roanoke Shore HOA.