

## 20 Bee Roof

HOA approved 20 Bee rotten boards and roof repair in 2014. ( see HOA mins second page  $\frac{3}{4}$  way down)

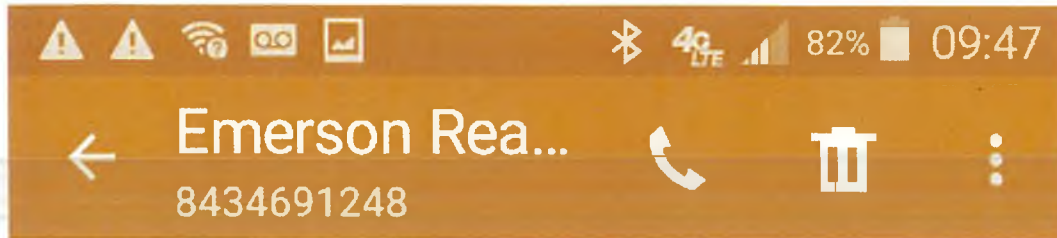
22 and 24 Bee street houses painted and trimmed before 20 Bee roof started.

Shingles and boards for roof work sat on 20 Bee porch Dec 2015/January 2016---approx. 2 months.

Front of house 20 Bee street had roof replaced early 2016. Had to approve extra funds. Total cost approx. 10,000.

Unpainted, exposed particle board was found exposed in March 2016. Exposed particle board painted may 2016. Inspection done April 2016.

Roof showing signs of sagging early to mid 2016, HOA and property manager notified. NO action taken all of 2016.



Thu, 01/12/2017

my roof is getting worse  
we need to take that roof  
off and put a new roof on  
correctly before the  
warranty runs out or we  
will all be stuck paying for  
it



the air condition needs to  
be moved and my  
courtyard has never been  
done right.

20:15

Fri, 01/13/2017



Pamela, there is nothing  
wrong with your roof.

10:28



Enter message







20 Bee Roof above unit A  
Roof sagging since June 2016  
This Roof is less than 1 year  
old or it is about 1 year old

Bee Street Condominiums Oct 15<sup>th</sup> 2014

HOA Meeting Minutes

Roll call and certification of proxies took place at 17:37. Verification of quorum obtained.

Proof of notice of meeting was verified. Certified letters with return receipt requested, including a full page hi-definition photograph showing detail of wood rot on 24 Bee St. porch, had been mailed to each owner prior to this meeting. These letters requested that each owner reply by proxy or show up in person to this meeting due to the expensive nature of some of the pending work on the property. Email notification of this meeting had also been sent to all owners by Mr. Emerson Read Jr. Follow up phone calls verifying owners were aware of the importance of this meeting were made the day prior to this meeting by Mr. Emerson Read Jr. and Mr. John Liberatos.

Angie Chakeris motioned that minutes from last years' meeting be approved. Chris Hagy seconded the motion. Motion carried and previous minutes were approved.

Bee Street Condominium orientation booklets produced by Pamela Sawers and printed by Mr. Emerson Read Jr. were presented at this meeting and were approved by attendees.

Report of Board of Directors/Report of the Officers was read and review of recent improvements to the property were re-counted as follows: Old rusted bicycles were removed from the bike rack, 24 Bee St. shed roof was replaced due to leaking, new mailboxes now up, tree trimming took place, Bee St. newsletter initiated, new fence between 24 Bee St. and 30 Bee St. is now up, and new family style recycle policy is in place. (New awnings went up on parking lot side of 24 Bee St. carriage house during spring of 2014. This was not mentioned at meeting, but this improvement did occur during this time period so it is listed here.)

2014 budget was presented and discussed. Review of present balance at time of the meeting--\$93,853.53 was acknowledged as correct.

New Business was discussed and multiple proposals for contract work were discussed. Comparison of potential contracts and bids took place.

Companies that were considered for work on Bee Street Condominiums included:

1. Tide Water Construction bid was \$108K
2. Palmetto Craftsmen bid was 49K but did not include some things we wanted.
3. Cantor Construction Company bid \$61,880.00 which included many things that were needed for the property.
4. CDC Company bid \$49,607.00
5. Cantor Construction Company was discussed as the preferred vendor.



All parties present agreed that roofing issues were top priority. Angie Chakeris noted that funds had been spent on all of the wooden houses over the years but no work had been done on the brick townhouses.

Angie Chakeris made a motion that roof repairs begin on 22 and 24 Bee St. Motion seconded by Chris Hagy. Motion included that if Cantor bid is within 10% of another bid, then Cantor is approved and can begin work in 30 days. All were in favor- motion carried by unanimous approval. (Phase 1 repairs)

James Sawers made a motion that wood rot on porch of 24 Bee St. and wood rot on siding of 22 Bee St. as specifically defined in bid by Cantor construction commence. (24 porch rot \$6,000.00 and 22 wood rot 4,250.00) Motion seconded by Virginia and carried. (Phase 2 repairs)

Pamela Sawers noted that the rotten wood on 20 Bee street porch near the steps close to the mailboxes is very bad and that the heel of her shoe had gone through a piece of the weakened wood one day last summer. Chris Hagy remarked later in the conversation that he was concerned about the seriousness of 20 A porch rot.

Thomas Jennings raised concerns regarding the safety of the tree root on the back walkway. General discussion was noted amongst attendees in agreement that the tree roots and crooked bricks near carriage house are dangerous. Discussion concerning possible leveling off of, and re-paving of, and/or lighting the area was included. Mr. Rosen noted that manipulation of tree roots can affect the foundation. Pamela Sawers noted that tree removal permit pending the re-planting of a decorative tree of similar quality was obtained from 75 Calhoun street years before by her. Emerson to follow up/schedule work on tree root/ brick path. (within 90 days)

Angie Chakeris made a motion that the rotten wood on trim areas and re-painting of the brick townhouses as defined in Cantor bid at 24 Bee St. be done. (Approx. \$7,480 total in Cantor bid) Motion was seconded by James Sawers. Motion unanimously approved and carried. (Phase 3 repairs)

James Sawers interjected and asked Hayden Jennings if costs would be increased by doing jobs in piece-meal fashion over time vs. doing all work at once. Hayden Jennings stated that he had spoken with Cantor Construction earlier that very day about this issue and confirmed costs would not increase per agreement.

James Sawers made a motion that roof work (costs unclear at time of this printing, but one estimate was for \$17k for the whole roof at 20 Bee st.) and repair of rotten wood on siding and other areas as needed as defined in Cantor Bid (\$3,500) at 20 Bee St. be done. Chris Hagy seconded the motion. Motion carried and was approved. (Phase 4 repairs)

Discussion regarding repair of rotten trim and other areas as needed on Stucco unit as defined in Cantor Bid (\$950.00) was essentially agreed upon by all present and motioned to be done, but these repairs will be 12-24 months out and we will have another meeting before that time. (Phase 5 repairs)

Canter Construction  
P.O. Box 13026  
Charleston SC 29422  
United States

**canter**  
CONSTRUCTION

104 West Ave. E., Charleston, SC 29402  
www.canterconstruction.com

24 Bee Street HOA  
Hayden Jennings  
24 Bee Street  
Charleston South Carolina

Estimate # 0000084  
Estimate Date September 16, 2014  
**Estimate Total \$61,880.00 USD**

Item	Description	Unit Cost	Quantity	Line Total
Painting	Unit 24-Pressure wash & paint	10,200.00	1	10,200.00
Painting	Unit 22-Pressure wash & paint	11,300.00	1	11,300.00
Painting	Unit 20-Pressure wash & paint	9,900.00	1	9,900.00
Painting	Brick Unit-Pressure wash & paint	6,680.00	1	6,680.00
Painting	Stucco Unit- Pressure wash & paint	7,700.00	1	7,700.00
Carpentry	Unit 24-repair rot on porch and siding as needed	6,000.00	1	6,000.00
Carpentry	Unit 20-Repair rot on siding and other areas as needed	3,500.00	1	3,500.00
Carpentry	Unit 22-Repair rot on siding and other areas as needed	4,250.00	1	4,250.00
Carpentry	Brick Unit-Repair rot on trim and other areas as needed	800.00	1	800.00
Carpentry	Stucco Unit-Repair rot on trim and other areas as needed	950.00	1	950.00
Permits	Permits	600.00	1	600.00

**Estimate Total \$61,880.00 USD**

#### Terms

The property owners acknowledge that this contract is based upon the Canter Constructions observation of conditions. Conditions which could not be known by a reasonable inspection, such as termite damage, hidden water damage, hidden code violations, or other concealed conditions, may require extra labor or materials, which are not part of this contract. If such hidden conditions are discovered, Canter Construction will notify the property owner and will attempt to reach an agreement for a change order to this contract that addresses those problems.

#### Notes

- ~Quote is to paint houses to same current color
- ~Paint will be a high quality Benjamin Moore paint line to match existing colors
- ~All trim colors will match to existing color schema on each unit
- ~Prices include all labor and materials
- ~Should be noted that permitting and ARB approval will be required before start of job
- ~The following will be the draw schedule for the Job: 1st Draw (40%@\$24,752) Second draw at 50%

# COASTAL ROOFING CO., INC.

Richard P Ryan  
2234 West Chester Drive  
Charleston, S. C. 29414  
rryan@coastalroofingcompany.com

P Heyward Davis Jr  
Phone (843) 556-1183  
FAX (843) 556-9122  
E-mail hdavis@coastalroofingcompany.com

## PROPOSAL

To: Rent Charleston

Date: May 13, 2015

Location: 20 Bee Street / Front Porch and Main Front House  
Charleston, SC

**We propose and agree to furnish all labor, materials and equipment necessary to install a new shingle roof at the location referenced above. We will –**

1. Removing all the existing metal, shingles, and underlayment.
2. Inspecting and then making any necessary repairs to wood decking. [See note 1.]
3. Installing a layer of 15 lb premium felt paper to roof decking.
4. Installing manufacturer approved starter strips, 30 years, limited-lifetime, architectural shingles and ridge caps to felted wood deck. [Shingle color to be chosen by owner]
5. Installing custom formed metal drip edge around the perimeter of the building. [Color: ]
6. Checking existing flashing transitions on the front and back of home. [If metal flashing needs to be replaced, it will be done so on a cost plus 25% basis]
7. Install Ice and Water Shield at all transitions and behind new chimney flashings.
8. Flash both chimneys using painted, 24 ga. metal.
9. Installing new poly extruded pipe flashings.
10. Cleaning up all job debris and remove from site.
11. Providing a thirty year, lifetime, transferable manufacture's shingle warranty and Coastal' two year labor warranties upon receipt of final payment.

For the sum of \$7,685.00 (Due upon completion)

Note1. A [\$50.00] allowance is included in this price for wood decking replacement. All additional cost for such repairs will be billed at cost plus 25%. \*\*It appears that there are two layers of shingles and some metal panels. \*\*\* It is most likely that we will have to install new plywood on a good part or all of the roof decking.

If a waiver of subrogation on worker's compensation is desired please add \$300.00

ACCEPTED Shred 7/27, 2015

COASTAL ROOFING CO., INC.

BY Emerson Ryan As Agent for owner Brent HPR BY \_\_\_\_\_

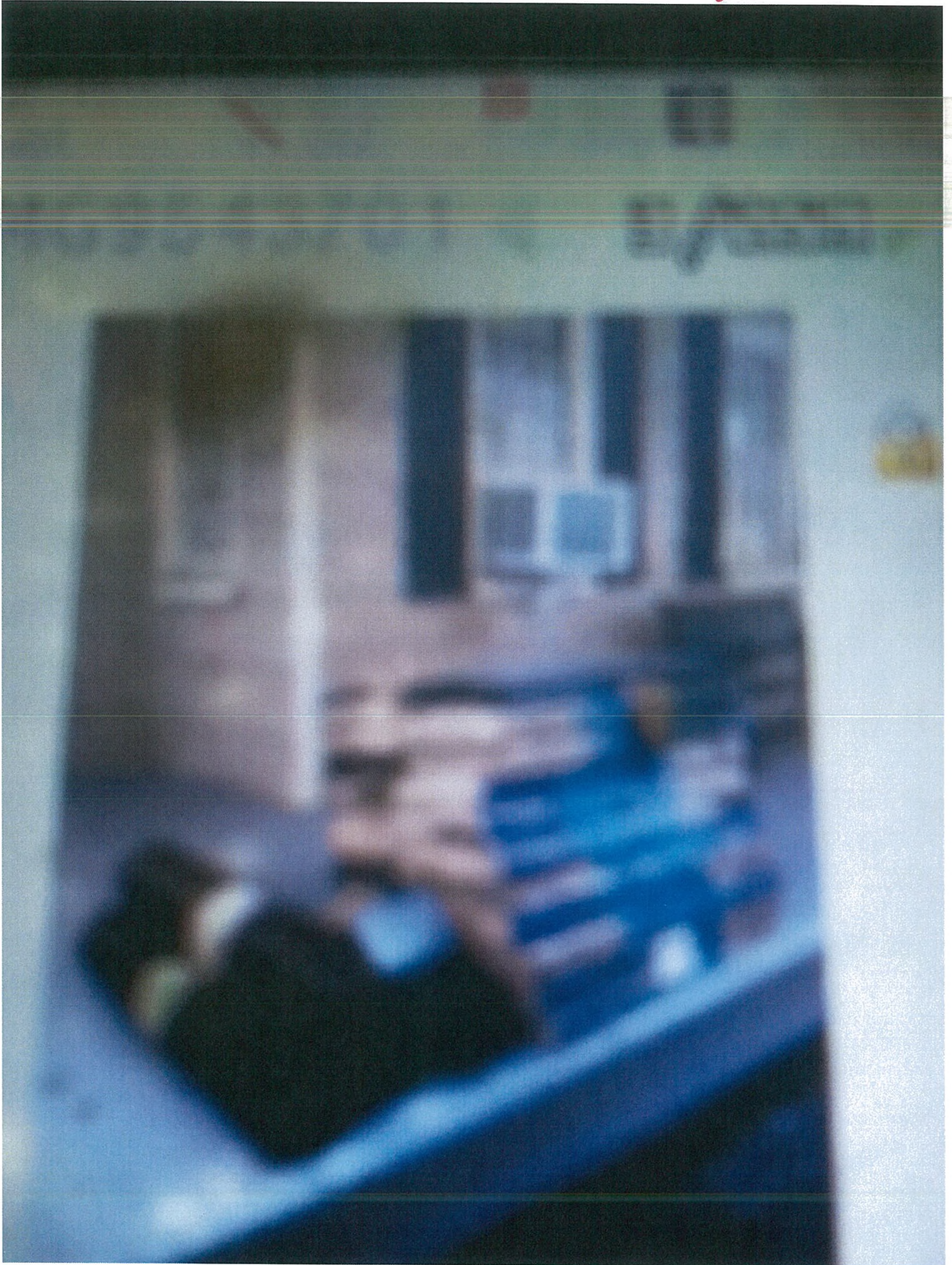
P. Heyward Davis Jr.

(If This Proposal is Accepted, Please Sign and Return Duplicate Copy)

*later additional funds approved to  
total about \$10,000.00 (10K)  
Email stated need extra plywood  
so had to bill extra - did not say USB*



*Shingle sat 2 month.*





[Print Message](#) | [Close](#)

From : [jdowensroofing@aol.com](mailto:jdowensroofing@aol.com)  
To : [CHARLESTONGIRL39@NETZERO.COM](mailto:CHARLESTONGIRL39@NETZERO.COM)  
Subject : ROOF INSPECTION  
Date : Mon, Apr 04, 2016 10:08 PM

ALL JOBS HAND NAILED AND DONE BY OWNER  
J D OWENS ROOFING  
1402 BRITISH DR  
MONCKS CORNER, SC 29461  
OFFICE (843) 761-5659 OR (843) 291-0649  
LICENSE NO 48888

04/03/16

ALL JOBS HAND NAILED THE WAY IT SHOULD BE  
(TO ASSURE NO NAIL POPS OR BLOW OFFS)  
-JOB DONE IN A PROFESSIONAL AND ORDERLY FASHION-  
33 YEARS OF ROOFING EXPERIENCE

PAM SAWERS

20A BEE ST  
CHARLESTON, SC

-UPON INSPECTION OF THE ROOF, IT IS IN MY OPINION THE ROOF WAS NAILED INCORRECTLY  
NAIL GUNS WERE USED IN THE INSTALLATION OF THE SHINGLES.  
NAILS WERE PUT IN CROOKED  
NAILS WERE SHOT THROUGH THE SHINGLES CAUSING HOLES AND THE POSSIBILITY OF WATER INTRUSION  
NAILS WERE NOT SHOT DOWN FAR ENOUGH AND ARE RAISED UP UNDERNEATH SHINGLES- ALSO POSSIBILITY OF WATER INTRUSION  
NAILS SHOULD BE NAILED FLUSH ON TOP OF SHINGLES AND ON THE NAILING LINE OF THE SHINGLES, WHICH BRINGS ME TO SAY THAT SOME NAILS WERE INSTALLED ABOVE THE NAILING LINE  
FLASHING ALONG THE WALL ABOVE THE DOOR WAY IS VISABLE AND SHOULD BE INSTALLED BEHIND THE SIDING BOARDS  
THERE ARE NUMEROUS CRACKED AND LOOSE SIDING BOARDS AND FASCIA BOARDS  
FRONT RIGHT GABLE BOARD ALSO SHOULD HAVE BEEN REPLACED  
THERE IS ALSO LOOSE BOARD BELOW WINDOW IN THE FRONT OF THE HOME ABOVE THE PORCH  
THE WAY THE ROOF WAS NAILED IS THE BIGGEST CONCERN  
THERE IS ALSO EXPOSED OSB PLYWOOD ON THE OVER HANG, WHICH SHOULD HAVE BEEN COVERED TO PREVENT MOISTURE INTRUSION  
RIDGE CAP OVER THE FRONT DOOR AREA IS RAISED UP WITH LARGE GAP BETWEEN CAPS

-IN MY OPINION THE WAY THE SHINGLES AND FLASHING WERE INSTALLED COULD DECREASE THE LIFE EXPECTANCY OF THE ROOF AND THE POTENTIAL FOR LEAKS

-INSPECTION FEE DUE= \$ 75.00

RC Landscaping and Maintenance  
501 Folly Road, James Island SC  
843-607-1947



RC Landscaping & Maintenance

## JOB ESTIMATE

TO: Emerson Read  
Job Location  
20 Bee St  
Phone  
Date  
5/3/16

Estimate:

Caulk, prime, and paint 3in wide boards to match the exterior of unit.

Estimate:  
\$450.00.

*To paint Exposed OSB Roof 20 Bee*

Estimated Job Cost:	\$400.00	
Estimate Good For:	6 Months	
Down Payment		
Estimated By:	Edward Drayton	5/3/2016
Owner Signature:		Date:



May 2016

20 Bee roof may 9th 2016.jpg

EXPOSED OSB





100-100000-100000

100-100000-100000

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June 2016  
20 Bee Roof  
Above unit A





Spring 2013

note small  
AC unit

+

Roof above  
door  
intact  
no - exposed  
wood



INTACT

2013





## Airconditioner

There was a large AC unit belonging to unit 20-C Bee street installed next to my front door in the fall of 2015.

It is double the size of the unit that was previously there.

The owner of 20-C did not go through the HOA before he installed this unit.



Bee St. HOA mtg 5/11/16  
35 Broad Street  
6:05Pm start

Proxies noted:

Sean Litton (2 units) and J. Liberatos (1 unit) gave proxy to John Liberatos  
Jason (1 unit) gave proxy to Pam Sawyers

Motion to approve previous minutes. Motioned seconded and approved.

BOD report:

President noted the improvements over time for 24, 22 and 20 have been going slow and steady over time to keep funds in the bank

PM report:

\$8500 +/- currently in the account.  
Flood insurance is paid in full.  
Hazard insurance is paid in increments.

2016 Budget:

Proposed/reviewed. Motion to approve, seconded and approved.

New business:

1. Parking lot-current bids \$3950 to reseal and re stripe \$25k to repave. Motion to spend \$3950 to reseal and restripe. seconded. motion carried.

2. Rear lot drainage still has issues. Motion to table, seconded. motion carried.

3. 20 Bee courtyard-discussion to replace grass.

4. New AC unit at 20 Bee. Motion to move unit along with others at such time a new location can be approved. seconded. motion carried.

5. Board will meet quarterly with an agenda. It will be an open meeting.

Election results:

President-Hayden Jennings  
Vice President-Christopher Liberatos  
Sec/Treas-Tom Jennings

Meeting adjourned

BKA 467PG311

ments to more than one unit then such entry or porch is a general common element.)

(b) The heating and air conditioner of the building serving a particular unit are limited common elements and for use with the unit for which they serve.

(c) The parking spaces are Limited Common Elements for the unit for which they are designated as shown on Exhibit D-1 and D-2.

(d) Except as otherwise designated on such plans, any chute, pipe, flue, duct, wire, conduit, bearing wall, beam, column or any other fixture





note  
Roof  
2013 intact

small  
AC unit  
←



[Print Photo](#)

[Close](#)







**Affordable Hauling & Property  
Maintenance, LLC**

103 Beau Ct  
Summerville, SC 29485

Estimate

Date	Estimate #
4/20/2016	382

**Name / Address**

Pam Sawers  
20-A Bee Street Tenants  
Charleston, SC

Due Date

4/20/2016

Description	Total
-------------	-------

Move A/C unit to where two current units are located. This includes extending the copper line set, extending the electrical whip from disconnect to unit and extending the thermostat wire.

1,250.00

NOTE: If one of the currently installed units have to be moved over to allow space for the additional unit, the total price listed on this invoice will be increased by \$250.00.

Total cost includes all labor and materials.

**By signing below I agree that Affordable Hauling & Property Maintenance, LLC. will perform the services described above, and I further agree to the Total Cost of Services. Any unforeseen occurrences may result in a renegotiation of the terms.**

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Total**

\$1,250.00

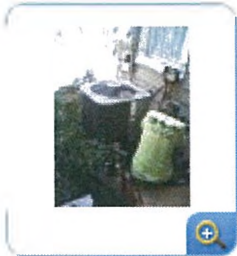
[Print Message](#) | [Close](#)

**From :** Pamela Sawers <psawers.ps@gmail.com>  
**To :** bunnydukes@hotmail.com, jimknowledgetech@msn.com, elkemania7@gmail.com, bluesharp39@yahoo.com, charlestongirl39@netzero.com, emersonreadjr@gmail.com, Hayden@haydenjennings.com  
**Subject :** Large airconditioner from neighbor installed next to my front door  
**Date :** Thu, Nov 19, 2015 11:54 AM  
**Attachment(s) :** 1 photo(s)/image(s) | Total File Size: 949K

#### Photos & Images

[Help](#)

Click on an image below to enlarge. Then print or save the image.

[Show Thumbnails](#)

IMG\_20151008\_1  
226... (949KB)

 **Attachments Scanned - No Virus Detected** ([Learn More](#))



## Courtyard

Courtyard was beautiful dark green thick lush grass at time of purchase in 2003.

Courtyard devastated by college student in 2009.

Courtyard remained dead dirt and weeds off and on until 2015.

Sod replaced in spring 2015

Sod died late that summer and did not come back in 2016. Photos as late as May 2016 show dead grass/dirt.

HOA did not maintain common grounds.

unit and serving such unit exclusively;

13. All water, drain, sewer and vent pipes and all conduits for wiring such units exclusively;

14. All hot water heater and plumbing fixtures for such units exclusively.

C. ~~GENERAL COMMON ELEMENTS~~: General Common Elements include, without limitation, the land, all sidewalks, driveway (excluding parking spaces) paths, yards and courtyards, gardens, trees and shrubs, planters, irrigation system, sewer pipes or any other plumbing fixtures serving more than one unit, area lighting systems, foundations, crawl spaces, framing exterior walls, stucco exterior walls, brick exterior walls, party walls, roofs of buildings, fences, any attic spaces serving more than one unit and not separated by the wall(s) of the adjacent unit, and any entry or porch that furnishes the means of access to the general common elements to more than one unit. Also, included in general common elements is the storage shed located behind building 24 Bee Street (Units A, B, C and D) and shall be used solely for keeping equipment of the Regime used in the maintenance and upkeep of the general and limited common elements.

D. ~~LIMITED COMMON ELEMENTS~~:

(a) The entries and porches are reserved for the use of the unit for which they furnish the means of access to the general common elements (if an entry or porch furnishes the means of access to the general common



Coastal Scapes  
1759 Chelwood Circle  
Charleston, SC 29407

# Estimate

Name/Address
Bee St Condos 20,22,24 Bee St Charleston, Sc 29401

Date	Estimate No.	Project
03/07/15	398	

Item	Description	Quantity	Cost	Total
Sod Staples	Replace sod in front of 20 Bee St. Approximately 340 square feet. Sod to be used is Centipede. Ground will be treated for insects prior to installation.	1	400.00	400.00
Fertilizer	Each additional treatment for new sod's establishment. One per month for first three months after this time frame it will be up to the association to continue treatments. We will continue the service by request.	1	40.00	40.00
			Total	\$440.00

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Sec/Treas-Tom Jennings

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Spring 2016





spring 2016

