

TOWN OF PORT WASHINGTON  
OFFICE OF THE CLERK  
Official MINUTES

**Minutes of the Special meeting of the Port Washington Town Board held on  
Monday, May 21, 2018 at 9:00 a.m. at the Town Hall**

**1. Roll Call and Pledge of Allegiance**

Present: Jim Melichar, Mike Didier, Gary Schlenvogt, Heather Krueger – Clerk, Mary Sampont – Treasurer

Absent: None

Residents present: 3, members of the press 1

**2. Discussion and possible action regarding the conditions of the property at 3703 Highland Drive, tax key #07-016-15-004.00 as discussed at the 2018 Annual Meeting of the Electors and decision on the execution of the purchase.**

Didier: the offer next door, 3709 Highland is a clean offer and the closing is scheduled for July 17, 2018. The property at 3703 Highland has defects that needed to be repaired per the counter offer. The sellers have responded by fixing the knob and tube wiring and fixing the cement stoop. The sellers have provided quotes to repair the roof, and would like to replace only the southern half of the roof. There is a layer of cedar shakes and a layer of asphalt shingles that would be torn off and replaced, the flashing around the chimney would also be replaced. The north side of the roof would need to be repaired within the next 5 years.

Schlenvogt: Industry standard is to repair the entire roof, the manufacturer may change colors or the shingle to match may not be available in 5 years. The price to fix the other half of the roof will be more expensive than it is today to repair. As a roofing professional my advice would be to roof the entire house at the same time.

Joanne Schmidt: We received two bids for the roof, the quote for half of the roof is \$10K and the whole roof is \$17K that includes the rubber roof repair as well. The bids were from Dehling Voigt and Wigg Brothers.

Melichar: The appraised value of the house was \$157K and we offered them \$165K, with the defects being fixed. I feel this is a fair offer.

Didier: Replacing the roof does not add value to the home, it had a roof before but it has defects that need repair.

Melichar: The electors voted to spend \$165K to purchase the home with the defects repaired, we do not have approval to spend more money, so we cannot fix the other half as part of the purchase price. Many town residents feel we are spending more that we should already.

Didier: It is my understanding the town board is in disagreement with the sellers' way to cure the roof. Per the purchase contract a good workman like manner to meet the requirement of repair would be a complete replacement of the roof.

**Motion made by Didier, per the contract to purchase the property at 3703 Highland Drive the notice of defect for the roof to be cured in a good workman like manner is replacement of entire roof. Second by Schlenvogt. Motion passed unanimously.**

**3. Motion made by Schlenvogt to adjourn the Special Town Board meeting, second by Didier. Motion passed unanimously.**

Heather Krueger – Clerk