

# Taking Charge

By Tom Soter



McCLOREY AT QUAIL RUN: "It is the best kept secret in New York."

JEM did an amazing job with our roofing project. They ripped and replaced the roofs on 36 buildings (140 units) in 5 weeks. More impressive than the speed was the quality of the work. It has been over a year now and we have had no issues with the workmanship. The crew was very pleasant and neat.

## Keeping the Condo on the Same Page

**M**ike McClorey has the nonsense manner that went with his longtime job as sanitation worker when he explains what led him to buy an apartment in the Quail Run at Deer Park condominium a decade ago: "I was attracted to this building because it's quiet, the community is great, the taxes are ridiculously low, and the maintenance is absolutely amazing. It is the best kept secret in New York."

McClorey began his first term as president of the nine-member board a little more than a year after he had moved in. "I wanted to get involved with the community, and I wanted to see if I could make it a better place to live for everybody," he says.

The 160-unit condominium association, located in Deer Park on Long Island, was built more than 40

**QUAIL RUN**  
Deer Park,  
Long Island

years ago as a collection of one- and two-story buildings and is now an enclave for the middle class. In 2004, leaks began appearing. They were minor, and the board felt it had them under control.

After Hurricane Sandy, however, the leaks became more severe. The board hired R&W Engineering to evaluate the roofs and determine what was needed to fix them.



Apparently, the flashing hadn't been installed properly in some areas, and this had become a problem, especially in a collection of two-story ranch-style units. "Any time there was an elevation change in the structure – wherever it went from a single-story to a double-story roof – they had a lot of leaks," notes the property's managing agent, David Niederman, of Fairfield Properties.

The board members agreed that – in Niederman's words – "it was basically time for [full repairs] to be done." The unit-owners were another matter. Since they were looking at an \$850,000 job, most of them had questions, which the board addressed in a pair of meetings.

"We explained some of the options they had for raising funds and what had to be done," says the manager. "Some of them wanted to know if they really needed to [do all the repairs] to the whole community, whether they could just do some of them for now, or asked, 'Can you patch some of them as opposed to replace them?' or 'Can the project be spread out over time instead of being done all at once?' We told them that it was less expensive to do them all at the same time."

It was also more practical. "We were putting in bigger gutters when we redid them," Niederman says. "You could not partially replace some of the gutters. You couldn't really do that on half the roofs." They also were using a different shingle style, which

would mean it wouldn't match if they only did some of the buildings.

"We told them that we really had to do this now, and we had voted for it, and that's why [they had] elected us," observes McClorey, who used the people skills he has honed as a supervisor at Home Depot to help everyone understand the issues. "We look at it like this: these people own these properties; it's their home. So we want to get their input as well. We all want to be on the same page."

The emphasis on communication is paramount to McClorey. The board alternates closed and open meetings every month so residents can attend and offer comments if they like. "We set up the open meeting to let the community know exactly what the board's intentions are," he explains.

Perhaps that's why there was very little grumbling when the condo ultimately borrowed \$900,000 – the extra \$50,000 would go to some paving work that would be done in the near future.

Speed was the watchword. The job started October 13, 2014 and finished roughly 30 days later on November 17. The contractor that handled the roof work was JEM Consolidated.

"We were kind of surprised [at their speed]," says Niederman. "The contractor told us it would be done fast, but we didn't believe it. He actually got it done in that time frame, however. It was impressive."

McClorey agrees: "Our attorney drew up the contracts and sent them over to the contractor. He signed them, they started, and the guys finished 36 buildings in five weeks. They did a phenomenal job." ■

PROJECT SPEED (from left): JEM's Rich Wind and Ed Faulkner, with Fairfield manager Dave Niederman.

