

Roof Maintenance Recommendations

For reference during future roof replacements:

Never install a metal roof at Pelican Cove.

In preparation for the 2020 roof replacement project, a **Roof Committee** of Pelican Cove volunteers (units 7, 9, 17, and 35) interviewed five roofing consultants and five installers, investing hundreds of hours in research and follow-up.

Their **unanimous conclusion: a metal roof is not suitable for Pelican Cove.**

- After 40 years in the Florida sun, **roof decks are uneven**; metal roofing would accentuate every imperfection.
- **Uneven decks** significantly increase the risk of **oil canning** (visible rippling in metal panels).
- **Roofing consultants strongly advised against metal roofs near the ocean**, as salt exposure drastically shortens their lifespan—especially on aging decks like ours.

While installers were willing to install any material for the right price, the committee's research led to a unanimous decision to reject metal roofing (shifting from an initial 3–2 in favor to 0–5 against).

The process demonstrated the value of hiring an **independent roofing consultant** paid a flat fee, rather than one compensated by a percentage of total project costs—an arrangement that can incentivize recommending the most expensive option rather than the most appropriate one.

Regarding tile roofs maintenance:

Although tiles can break, they rarely cause leaks because the **underlayment—not the tiles themselves—provides waterproofing**. Replacing broken tiles helps prevent storm hazards.

Tile repairs may be more frequent, but they are **simpler and much less expensive** than maintaining a metal roof.