

# Experienced Property Manager Shares Tips from the Trenches

Property Manager, Monterey Yacht & Country Club; Stuart, Florida

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MAINTENANCE TIP



**Chris Malpiedi**  
Property Manager  
Monterey Yacht & Country Club  
Stuart, Florida

In an interview, Chris Malpiedi, Property Manager at Monterey Yacht & Country Club in Stuart, Florida, shares his experience maintaining 53 FiberTite roofs, the majority of which are 23 years old.

### ***How many FiberTite roofs do you have on your buildings?***

We have 53 FiberTite roofs altogether. Fifty-one are installed on our residences, which are two story buildings with 10 units in each, and the other two roofs are on our clubhouses.

### ***How old is the oldest roof that is still performing?***

Twenty-eight of our original FiberTite roofs are still performing today, which were installed in 1988. That makes them 23 years old.

### ***Describe the weather in your area.***

We get intense ultra violet rays, heavy rain, high winds and occasionally hurricanes. In 2004 Hurricane Frances (Category 4) and Hurricane Jeanne (Category 3) swept through this area, but we didn't lose any roofs. In 2005, flying debris from Hurricane Wilma (Category 5) caused damage so severe to 16 roofs that our insurance company encouraged us to just go ahead and replace them, so we did.

I wanted to replace the roofs with the original product, but had no idea what it was, as I had just started working at the Club in 2005. I had already replaced one roof with another product before I found a file that said FiberTite. I replaced all the rest with FiberTite.

### ***What kind of regular traffic do these roofs endure?***

We constantly have traffic on these roofs because all of the AC units are located on them.

### ***What have you done over the years to maintain these roofs?***

We inspect our roofs annually. Our inspections have saved us headaches by having random damage repaired. We basically have had to do nothing to these roofs and many of them are 23 years old.

### ***What advice/ tips can you offer to other owners with FiberTite Roofs in terms of best maintenance practices/ care of the roofing system?***

I absolutely love these roofs. We just don't have to do anything to them. As I mentioned, we inspect them once a year and have had to repair occasional damage or re-caulk metal flashing – that's it. We are very happy with them. They have outlasted their warranty.

For more information about FiberTite Roof Systems, please call Seaman Corporation at 800-927-8578, ext. 5953 and ask for Art Marangi or send an email to [amarangi@seamancorp.com](mailto:amarangi@seamancorp.com).



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