



## The Painters Are Coming...

As part of the continuing effort to maintain the property and improve the exterior appearance, the Association of Apartment Owners has contracted with DK Painting to paint the beige stucco on the outside of the buildings. As you may have noticed, we just completed resurfacing the roof on several of the buildings that were due and the painting was delayed until that could be completed. As we stand now, the painters will be on the property beginning 14 November and they will start with the 800 building, move to the 900 building and then the 700 building. After that, they will complete the remaining three interior buildings and tackle the waterfront buildings last.

There will be much more information passed as we get started, but here are the answers to a couple of the questions that are likely to be on your mind:

- Our grounds keeping crew has started to remove some of the vegetation that is growing close to the buildings in order to give them some clearance...we're not finished yet.
- They will start by pressure-washing the exterior of the building. They will try to limit the water that sprays on your windows, but if they are prone to leaking you may have a problem.
- They will be working on your lanai and on the upper floor walls using the trellis beams or scaffolding as support, meaning they will be outside your windows.
- If it's beige, it's going to be painted (including the soffits...more on that below). That means you need to move your personal property away from the stucco so the painters can get to it.
- This is an experienced contractor that has done a good job on similar properties – we checked. He plans on spraying the large open surfaces after masking off the parts that shouldn't be painted and using rollers/brushes on the remainder.
- The screens on the vent holes in the soffits will be replaced before they are painted. We think we have a way that will prevent the birds from nesting there in the future...we'll see.
- The contractor believes it will take 5 to 7 days to paint each of the interior buildings, more for the waterfront buildings. Of course, weather is always a factor. We'll keep you updated on the progress and the near future plans as we go along.
- The contractor does not plan on working over the Thanksgiving or Christmas holidays...we'll pass exact dates as we go along.

As with most of our projects, if you experience issues with this project you should start by talking to the Resident Manager, Guy Mazzaniti. The Board meets again on 30 November – if you have issues you would like to discuss on this project please contact Ernie Provencher (#126) ahead of time or simply attend the meeting and we'll address them.