

# *Experience the Difference*



Dear Unit Owner,

We are pleased to announce Specialized Coating has been selected as the contractor to paint the building. This will be happening in the next few months. See list below for items covered in the painting contract. The current paint reserves will cover the quoted painting project. However, there may be an assessment needed to cover unexpected costs, such as pressure washing old layers off the building. A test pressure washing peeled off several layers in certain spots. The extent of the extra work required will become clearer once the project has begun. More information will soon be posted on the website with the paint color selection, voting and project status.

- Prepare and power wash the entire building
- Paint the entire exterior of the building and attachments such as vents, etc.
- Paint terrace walls
- Paint wood areas in the parking ports
- Paint all exterior doors including front entrance door frames
- Paint hurricane shutter exterior housing including the metal bracket down along the windows used by the shutters
- Paint both windows located on each floor lobby
- Remove & replace delaminated stucco around the exterior of the windows.

As stated in the condo documents, all unit windows are the owner's responsibility. Therefore, the following will be additional expense for unit owners who have **not replaced their windows in the past 3 years and units on the first floor with patio doors.**

1. Any necessary caulking identified by Specialized Coating to the unit windows at a price of \$75 per windows. This is caulking between the metal frame and the glass of the window. This will be necessary to fix any water leaks you may currently be experiencing from the windows or prevent future leaks from happening. This sealant can also prevent any water damages to the unit below yours. Specialized Coating will be discussing their finding and cost directly with the unit owner. To take advantage of this discounted price, unit owners may also choose to have this work done even if there is no issue found on their windows.
2. Painting the metal of the exterior windows at a cost of \$300 for all windows.
3. Unit owner will be responsible to communicate directly with the contractor if they want to have screens painted. These are not part of the frame painting job.

Click [here](#) to direct all questions to Tim Hendrix at Ameritech, building management company.

Thank you,  
Board of Directors

Best Regards,

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