

July 23, 2021,

Pool Area – Painting is done. Pool is back in operation. As we discussed yesterday in our walk-through with Mary, painting of the pool railings is excluded from the contract. They are in bad shape and it's doubtful if pressure washing them will remove all of the paint chips. We'll will pressure wash the railings as best we can, after which the board can decide if they want a quote for painting them with the same bronze enamel being used on the window frames.

08 Units – One of the stages is wrapping up the work on the west side bedrooms drop. We will then move to paint the north side 04 units (on a related note, we will need to move one last time to the 04 bump-outs to touch up where paint chips are sticking). By middle part of next week (weather permitting) we will be moving the state back to the front (east) sides of the 08 units to complete the painting, and glaze any windows on our list). During our walk-through yesterday, we also observed some delaminating stucco on unit 108 near the wall mounted light fixture. We've added this to our repairs list.

Elevator Tower – We are applying the final finish coat of stucco on the east face, which will complete the repairs on that side (other than priming & waterproofing after full cure). We expect that the north side of the tower will have similar repair needs as the other 3 sides and rooftop portions had. We will also need to reconfigure the swing stage and perform a complicated maneuver to get it in place, therefore we will probably fall back to paint the south and west sides, then come back to paint the east before we attempt our move to the north. Once these moves are over with, the north, south, and west sides of the building will be completed. Note: Since peeling paint flies everywhere, and because we want to minimize stage moves, we may opt to change the sequence of events. If so, an update outlining the changes will be sent.

One last item. Per our discussion, we are NOT painting the carport fascia boards that are included in the original contract and will be issuing a \$650.00 credit.

Thank you,

*David Auner*

***Specialized Coatings, Inc.***

Painting - Waterproofing - Restoration

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