

Hideaway Bay Beach Club Condominium Association, Inc.  
9400 Little Gasparilla Island  
Placida, FL 33946

## NOTICE.

Work on the upcoming repainting project has been scheduled to begin on 10/10/19 and will continue until completion, in approximately 7 - 8 weeks, weather permitting.

Please find below an overview of the process and any specific instructions regarding this project. Your patience and assistance during this project will ease completion and is greatly appreciated.

## OVERVIEW

Work will begin with pressure cleaning, then priming (with a clear acrylic masonry sealer), then caulking, and finally finish painting.

Our project leader will develop an approach based on his initial assessments of project conditions, and this approach may evolve as conditions dictate and as we begin to establish our rhythm.

Also, sometimes weather conditions that prohibit painting allow for cleaning to proceed; thus complicating any attempt to plan "start" and "finish" periods for a specific building; therefore, precise starting and finishing times for individual buildings are not particularly useful, and even counterproductive at times.

## PROCESS AND PROCEDURES (guideline).

Prior to the start of work on or during the week of 9/5/19.

1. Hurricane shutters must be opened (if feasible remove with hardware)
2. Cover any items that are unmovable and make sure they are clear of the building walls.
3. Clear front and back porch area, steps, and porches of all items on walls and floors.
4. The buildings will be hand-painted vs. sprayed, but use prudent judgment on moving golf carts parked in the cribs.

## PROCESS

### 1. PRESSURE CLEANING:

All surfaces will be pressure-cleaned to remove surface contaminants. The washing will consist of water only, and no chemicals are injected into the wash. Only limited areas will be treated with a chlorinated detergent and will be applied manually.

\*Caution required: during pressure-cleaning, walking surfaces will at times be very wet, so, as always please exercise appropriate care while walking on these wet surfaces as they may be slippery.

## 2. BUILDING PAINTING:

Once surface preparation is completed, all wooden surfaces and decorative accents will be painted on all buildings, proceeding in the order in which they were prepared.

\*Caution required: during finish painting, no specific caution is necessary, but please be aware that painted surfaces will remain wet or tacky for an hour or two after application, so please exercise proper judgment when near recently painted surfaces.

## 3. CARPORT AND LATTICE PAINTING.

The ceilings of the carports and lattice will be addressed together with the painting of the building and coordinated with the association board of directors in advance.

Carts will be moved well away from the carports for 2-3 days and may be returned upon completion. Storage items near lattice must be removed prior to painting.

## 4. RESIDENCE DOOR PAINTING.

All entry doors, etc, will be painted together, toward the end of the project, after all of the buildings walls and trim have repainted.

During this phase, proper application requires that doors be opened while painted and remain slightly open for at least two to four (2-4) hours, weather permitting, to allow for proper drying time.

Owners will be responsible for provide access (opening) residence doors and will be responsible for closing and locking them upon completion.

## 5. LANAI PAINTING.

Lanai Painting is an optional service being offered to owners, while the building repaint project is taking place, for \$300 per lanai. Any owner intending to have their lanai painted must notify Peacock Painting via email at [crystal@peacockpainting.com](mailto:crystal@peacockpainting.com).

Lanai painting will either occur during the same time residence doors are completed or towards the end of the project.

Owners will need to remove any items hanging or mounted on stucco walls or items otherwise obstructing stucco walls. All furniture, etc will need to be either removed or simply pushed into the middle of the lanai (we will gladly assist with any heavy items upon request).

Walls are wiped clean as necessary and, since there is no exposure to exterior conditions, priming with chalk-sealer is not necessary.

We will require only approximately one to two hours in each lanai to complete our work, and furniture, etc, may be returned to original locations in approximately 4 hours or as long as it takes for paint to dry. Items mounted on walls may be returned in approximately 24 hours.

While we are working, toward the end of the project, we will contact as many owners as possible and complete their lanais (and doors) and will accommodate requests for times convenient to owners whenever necessary.

Once we have completed as many lanais (and doors) as we are able to access, we will provide a list to association management to schedule a time to access and paint remaining lanais and doors.

#### SUMMARY

As always, such planning is generalized and provided only to communicate an overview of our initial approach, which may vary as work progresses or as conditions dictate. As a rule, successful planning always allows specific project conditions to dictate the most effective approach.

If at any time you have a question or concern, please feel free to either ask to speak with of our Project Leader or Ed Olson LCAM Sunstate Management, or email our office at [service@peacockpainting.com](mailto:service@peacockpainting.com).

By their nature, maintenance work and especially painting projects can be temporarily inconvenient, but your patience and cooperation will result in greater ease and speed of completion and a superior finished product, and is always greatly appreciated.

Thank you,  
Ed Olson LCAM  
For the Board of Directors  
Hideaway Bay Beach Club Condominium Association, Inc.