

Eastbay Village HOA
2835 Bay Club Drive, Navarre, FL 32566 eastbayvillage.org 850-396-1931
eastbayvillagehoa@gmail.com (secretary) eastbayassoc@yahoo.com (treasurer)

To: All Townhouse Owners

August 2022

NOTICE of TOWNHOUSE PAINTING

The Need:

Our townhouses have not been painted in ten (10) years. Ten (10) years is a normal cycle for painting, and it is especially important for synthetic stucco. Synthetic stucco is intended to repel water, but it needs a sealer to do that. It needs a paint coat to be water resistant. When the paint coat gets thin, wearing down from rain, wind, and sun, it loses its ability to properly seal the stucco. This leads to water intrusion. If it is left unpainted, water intrusion will cause the underlying plywood to deteriorate and require replacement. Our townhouses need to be painted, as replacing plywood and potential damage would be far more costly.

Who pays for the painting?

In our HOA, each owner maintains his/her own property. Please see below the relevant section of the Declaration of Covenants, Conditions, and Restrictions governing East Bay Village:

Declaration of Covenants, Conditions, and Restrictions for Villa Danielle (East Bay Village)

Article V. Common Area Services to Owners, Section 3. Exterior Painting:

It is anticipated that the exterior portions of the Units and Limited Private Areas will need repainting, re-staining and/or retreatment periodically to maintain the attractive nature of the property. Such periodic repainting and/or retreating performed at such times as the Board of Directors may deem necessary or appropriate. The cost therefor shall be included within the Capital Assessments or General Assessment applicable to all owners.

The Board of Directors has been asked, ‘**Doesn’t the HOA pay for maintenance?**’ While the HOA does provide certain maintenance services (paid by your Assessments), painting is not one of those services. We are aware that some homeowners’ associations collect additional assessments to fund a ‘capital maintenance fund.’ This type of account has never been established by our HOA. It would entail collecting an additional payment with your monthly assessment (which could cost you an extra \$50-\$100 per month). The arguments against having a capital maintenance fund include, but are not limited to: (a) owners could pay significant sums into the fund, but then not see any return on that investment, or receive any refund, if they sell before the capital maintenance is performed; (b) because of the possibility of misuse (using the fund for items other than as intended); and (c) because the fund can be a target for embezzling.

Notably, the HOA is a non-profit organization. The only funds we have come from the owners. So, the cost of painting the buildings will be paid by the owners whether it is collected as a Capital Assessment, added to the General Assessment, collected as a Special Assessment, or paid out of pocket. Your Board of Directors has spent considerable time and effort obtaining inspections and estimates, vetting vendors, and negotiating prices, and developing a plan to accomplish this project as cost-effectively and efficiently as possible.

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Project Plan

Overview

To start the paint project, the end walls of the townhouses will be painted first. The Board position is that the cost of painting the end walls should be borne by all the townhouse owners equally, not just the owners on each end, as the ends benefit the entire row.

The Board will hire Titan Painters to paint the end walls, and part of the bill needs to be paid up front. The HOA Board will take the funds from the reserve account to pay for painting the end walls, then charge the 7 TH owners to pay back that cost in 90 days. After the end walls are painted, the townhouse owners have two choices: use Titan Painters or hire their own painter to paint the remainder of each home within a year. Here are the specifics:

- 1) **Choose the Color:** Each townhouse building will be painted one (1) color. The seven (7) owners in each building must decide which of the three (3) available colors to paint the building. The paint color options are available by looking at the enclosed samples and/or seeing the colors on Sherwin-Williams' website (see enclosed Paint Color Selection Form for links). All trim will be painted stock factory white.
- 2) **Vote for your color choice** (first choice and second choice): on the enclosed Paint Color Selection Form, and MAIL the completed form to the Board of Directors. When the majority of four (4) votes arrives at the HOA of the same 'first choice' color, that will be the color selected for that building.
- 3) **Paint the ends of the buildings first:** The Board has selected Titan Painting and Maintenance, LLC ("Titan") for the townhouse painting project. We will begin the project by painting the ends of the buildings first, under a contract between the HOA and Titan. The owners in each building will share the cost of painting the end walls for that building. The HOA will take funds from the Emergency Reserve fund to start the painting process, just as we did with the Termite Treatment project that we completed last year.
- 4) **Cost:** The HOA will then assess each owner for their portion of the shared cost. The cost is estimated to be **\$572.00 per townhouse owner** for this portion of the project.
- 5) **Each townhouse owner then paints in 1 of 2 ways (choose A or B):**
 - A. **"Paint by Titan"** - Owners can use Titan, at the prices listed below (negotiated by the Board of Directors), if the owner proceeds with unit painting immediately after the end walls are completed. Each owner will coordinate/contract directly with Titan.
 - Before work begins, all of the end-wall painting assessments (\$572) must be paid to the HOA. Then, your 30% payment is due directly to Titan before work begins on your unit.
 - Following are the estimated costs for painting the remaining portions of each unit *after* the assessment is paid. Each home will be evaluated for pre-painting repair work needed:

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i. Minimal Repairs

Units with little repair work needed before painting will be charged \$4,500 for preparation work and painting. This cost does not include garage doors or entrance doors. Titan requires that you pay 30% (\$1,350) in advance, with the balance due on completion.

ii. Significant Repairs

Units that require significant repair work prior to painting will be charged \$5,200 for preparation work and painting. This cost does not include garage doors or entrance doors. Titan requires that you pay 30% (\$1,560) in advance, with the balance due on completion.

B. "Paint by another Painter/Contractor" The owner can arrange for a different painter or painting company on their own. In this option, the owner has 12 months to complete the painting job.

- ***Please note only painters/painting companies who carry liability insurance are eligible to perform work on the East Bay Village townhouses, and all such painting vendors must comply with all applicable state, county, and local requirements.***

→ Before work begins, all of the end-wall painting costs (\$572) must be repaid to the HOA.

→ After each owner pays the assessment, the owner can make arrangements to complete the unit (front/back/garage). The painting must be completed within one (1) year of the date the end walls are completed.

→ The owner may use a vendor other than Titan. The painter/vendor used must carry liability insurance, and must comply with all applicable state, county, and local requirements. The HOA may require your vendor to provide documentation of compliance prior to commencing work. The paint used must be the exact match Sherwin-Williams products used on the end walls (with proof of purchase provided to the HOA to confirm product match).

Garage Painting

Titan Paint Contractor will paint the garage if you choose their service. If you choose another painter service there is another way to save costs.

Since the garage painting does not require scaffolds, owners may be able to save labor costs by painting the garages themselves. This is available only for option 2) "Paint by another Paint Contractor." Remember if you buy the paint for DIY painting, you will pay full price. Professionals get a discount buying in bulk.

The paint must be the same for all applications - Sherwin-Williams as listed by name and number. Please see trim color information above, and enclosed Paint Color Selection Form for links to paint colors on Sherwin-Williams' website.

We will present the plan and answer any questions at the upcoming Meeting. Please be on the lookout for the Meeting Notice, which will contain the Zoom link information to attend remotely by videoconference or telephone.

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The following is a selection of choices for Townhouse Painting. Please select a first and second choice of colors. The Townhouse Building will be painted one color based on the majority Vote of the seven owners in each building. The return vote could spread the results to 3 for one color, 2 for another color and two for another color. So, we are asking you to choose your favorite and then your second favorite.

Townhouse Exterior Colors (all trim will be in white)

If you would like to take a look at the 3 colors available go to the Sherwin Williams website at:

Colonial Revival Gray 2832

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW2832-colonial-revival-gray>

Rain 6219

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6219-rain>

Oyster Bay 6206

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6206-oyster-bay>

Please write a number 1 beside your favorite color and a number 2 beside your second choice.

Colonial Revival Gray 2832 _____

Rain 6219 _____

Oyster Bay 6206 _____

Print clearly your name and address below then sign this copy as your official vote. Please mail this official vote to the address in the letterhead above. 2835 Bay Club Drive, Navarre, FL 32566

Printed Name (first and last) _____

Address _____

Date _____ Signature _____