



COVE TOWERS COA LANAI RAILING PAINTING

Scope:

- Every unit will be addressed, recognizing there is a fairly wide range of paint bubbling and chipping issues variation by unit.
- Each lanai structure will be assessed to determine whether repair is a small area, large area, full rails, or full structure.
- The work will be done one stack at a time using a swing station. The crew will need to work on the lanai but will not enter the unit beyond the sliding glass doors.

What do you as resident need to do:

- Storm shutters raising and lowering will be done by the Owner, Owner designate (Home watch, neighbor, etc.) or CTCA Property manager/Maintenance technician only. Gulfstream will not open or close shutters.
- The lanai furniture must be moved back from the lanai structure (or removed from lanai) by the owners in order to enable workspace for the crew.
- The owner is responsible for putting furniture back in place.
- Seasonal owners will need to move the furniture away from the lanai structure (or remove from the lanai) prior to leaving.

Upcoming Steps:

- Gulfstream will need a piece of lanai structure next week to match the paint at the supplier. Gulfstream will replace that piece with a new piece.
- Owners will be advised by the property manager as to the timing of their stack repairs, so they are aware of the hours, swing station, etc. and can have their shutters opened.

Work Details:

- Work will start approximately the third week of May and last most of the summer.
- Gulfstream will assign a single 2–3-member crew to perform the entire job.
- The crew will work 7am to 7pm on Monday to Thursday and 7am to 3pm on Friday and Saturday, weather permitting.
- Effected areas will be scraped, sanded, primed and painted with matching Kynar 2605 paint.
- There may be an initial sheen difference between old and new paint which will disappear over a few months.
- Paint will be applied with brush and roller, not spray.
- The crew will enter the lanai by removing a screen panel.
- Any screen panels removed will be replaced with a new screen and spline. Additional screen panels may be removed as necessary to facilitate the paint repair.
- The replacement screen will be the same as the original which is "Super Screen 17x14 Charcoal mesh". Gulfstream will also replace any screens they inadvertently damage.
- The Crew will clean up the Lanai work area when complete.
- When the crew is at a stopping point for the day, they will be leaving their equipment on the lanai where they stopped so it is there when they resume the next workday. They will organize it into a pile covered with a tarp.

ANY QUESTIONS PLEASE CONTACT THE ASSOCIATION OFFICE