

LIVINGSTON LAKESSM

CONDOMINIUM ASSOCIATION

2025 Building Painting Project

Upon the recommendation of the Building Committee, at its December 10, 2024 meeting, the Board awarded a bid by A.M. Prestige Painting, LLC to paint all the buildings in our Livingston Lakes community. The project includes the Association painting the exterior of each building, except for lanais and metal frames of windows.

Originally the project was scheduled to start in mid-January, however the contractor notified us he can start a bit earlier. **We are now scheduled to begin this project on January 6th.**

As we begin, we know there will be many questions, and a few inconveniences. We are hopeful the following FAQ's might address some of the questions you have. As the project progresses, we will do our best to keep everyone informed and answer any new questions you might have.

Why are we doing this now?

The paint on the buildings has reached the end of its useful life. Although from a distance the buildings might look good, up close it is evident the builder grade paint is no longer protecting the stucco as it should. Additionally, by painting during "season," the contractor was able to give us a great price, and we would much rather have the crew paint during the dry months than during the wet summer.

Where will they start?

The painting crew will start with the Garden Homes in the back (southeast side) of the community, (buildings 15130 and 15126) and work their way through the rest of the Garden Homes and around the community. They will begin with the first two buildings using multiple crews. As work progresses on the first two, they will move to the third. At any one time, there will most likely be work happening on three buildings at a time.

Exactly what will they be doing to each building?

The contract calls for the crew to paint the entire exterior, except lanais and metal window frames. This includes the walls, entry and garage doors, shutters, trim, fascia, soffits, gutters and downspouts, Garden Home stair railings and the pool fencing. They will apply a durable non-slip coating on the stairs and breezeways in the Garden Homes.

What is the process for each building?

The process starts with pressure washing the building with a mild (10%) bleach solution. We recognize the concern, but it is imperative to have the buildings cleaned of dirt and any algae

to ensure the paint adheres properly. Without proper prep, we would void any warranty. After the power wash, all cracks are filled, windows and doors caulked and loose stucco fixed. Next, a sealant is applied to the building, followed by two coats of paint. After the building is painted, the last step is to paint the entry and garage doors. See "Owners Responsibilities" question.

How long will each building take?

The painter estimates each building will take 7-9 actual work days.

Will the color change?

No, the color will not change. We are keeping the same color scheme.

What paint are they using?

They will use Sherwin William Duration Exterior paint. This paint is a much higher quality paint than the original paint and has a 10-year warranty. "Duration Premium Exterior Coating is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is a self-priming exterior acrylic latex and provides a mildew-resistance coating."

As an owner, what are my responsibilities?

1. LANAIS: Owners MUST remove their lanai furniture prior to power washing of their building, unless they have metal hurricane shutters that can be closed. Fabric storm screens should not be closed as the bleach solution may damage the material. Neither the Association, nor the painter, can be held responsible for any damage caused by the power washing.

2. ENTRY DOORS: Owners need to make arrangements for their entry door to be opened when it is time to paint their door. The painter will remove the weatherstripping around the door, paint the door, leave it slightly ajar until the paint has dried, then the door can be closed and locked. Any pets should be contained during the time the door must remain open. The painter will return the next day to re-attach the weather stripping. If the owner purchases new weatherstripping, the painter will gladly install the new. We are in the process of confirming the correct weatherstripping is available at Home Depot, Lowes etc.

PLEASE NOTE: IF YOU CANNOT MAKE ARRANGEMENTS FOR YOUR ENTRY DOOR TO BE OPENED ON THE SCHEDULED DAY FOR PAINTING, AND THE PAINTERS MUST RETURN, YOU WILL BE CHARGED APPROXIMATELY \$200 FOR THEIR TIME.

3. GARAGE DOORS: As we get closer to painting Coach and Carriage Homes, we will notify owners of the process the painter suggests.

PLEASE NOTE: IF YOUR GARAGE DOOR IS NOT PAINTED ON THE DAY IT IS SCHEDULED FOR PAINTING DUE TO OWNER CONFLICT, AND THE PAINTERS MUST RETURN, YOU WILL BE CHARGED \$250 (COACH) OR \$300 (CARRIAGE) FOR THEIR TIME.

4. GARDEN HOME STAIRS AND BREEZEWAYS: This will probably be the most inconvenient of the entire project. The painter will apply a new coating on the stairs and breezeways. The coating will take several hours to dry to the point where it is walkable. When the painter is applying this coating, residents will NOT be able to use the stairs and breezeways. Residents will need to either stay inside their unit, or remain out, on the day they apply the coating. The painter indicated he will apply the coating so the surfaces will be walkable by 4:00pm.

PLEASE NOTE: IF ANYONE USING YOUR UNIT IS RESPONSIBLE FOR DAMAGE TO THE SURFACE BY WALKING ON IT BEFORE THE PAINTER OPENS THE STAIRS FOR USE, YOU WILL BE CHARGED FOR ANY REPAIR COSTS.

Can I have my lanai painted?

YES! The painter gave us a deeply discounted price of **\$150 for Garden Home lanais, or \$250 for Coach and Carriage lanais to paint the ceilings and walls.** For you to get this price, your lanai must be painted while they are painting your building, and you are responsible for removing everything from your lanai. We will send another communication containing information on how to indicate your interest and verify your billing information as the painter will bill you directly. This is an arrangement between you and the painter, the Association will have no liability should any damage occur.

Can I paint my own lanai?

Yes, you can. However, the only approved paint color is Sherwin Williams #6385 Dover White

Will I be notified in advance of the painters working on my building so I can prepare my lanai and move my car if necessary?

The Building Committee will work with the painter to keep everyone informed as best we can. This might include emails, “door knocks” and signs posted by the painter. We will do our best to not have surprises.

I live in a Garden Home, what about my car?

The painter specifically asked that when they are painting the stair railings, owners move their cars to another location. The Association suggests you move your car during the day, when they are painting any building near your car. The Association will make allowances during this time to park on the side of the road, facing the appropriate direction and allowing room for vehicles to pass.

Where will the painters “stage” their equipment?

The painters will stage their equipment near the dumpster on the southeast corner. This will include a “porta potty.” The painters will not dispose of garbage in the Garden Home dumpsters. They will contain any garbage and remove it in their own dumpster each week.

Will there be workers using the Amenity Center bathrooms while I am at the gym or the pool?

No. A.M. Prestige has a strict employee policy that their workers only use the porta potty they provide.

What is the typical workday for the painters?

The painters' typical workday is 8:00am - 4:00pm.

What if I have other questions?

If you have other questions, please email those to committee@livingstonlakescondo.com. We will do our best to answer in a timely fashion and possibly create another FAQ document as the project progresses.

The Board appreciates all the hard work and due diligence of the Building Committee. Their efforts, along with the cooperation of the entire community, are what makes Livingston Lakes a great place to live. We know there will be questions and concerns popping up along the way with a project of this magnitude. We ask that you have patience and understanding throughout the spring and early summer as we embark on this exciting project.