

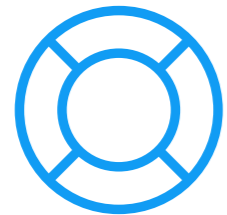
Roof Cleaning & Painting Masters

January 23, 2020



Objective

Receive Board approval to clean roofs & new color schemes



REPORT

Roof Cleaning and Painting report from December 4, 2019



PROGRESS

Continued development



VIEW

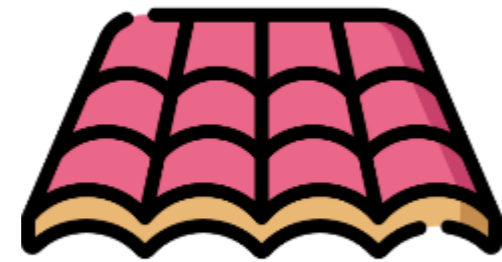
Color display in the next room

Agenda

- Updates – Roof Cleaning & House Painting
- Painting – House Prep
- Color Framework & Palettes
- Next Steps
- Board Approvals

Roof cleaning updates

Original Roofs

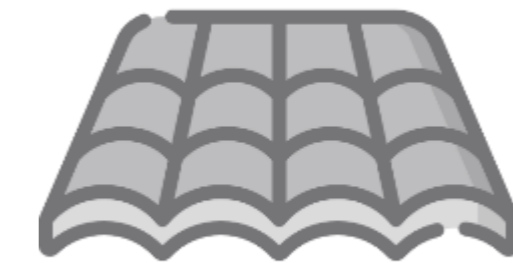


Power washed

OR

Power washed and algaecide
applied (owners' decision)

New Roofs



Nothing required

Painting updates



RFP to be issued by Cambridge



Quotes for both 7-year & 12-year paint warranty will be requested (decision will be made once bid information is available)



Plan to start painting in October

House preparation for painting

Responsibility	Details
Masters	Weep hole cleaning (bids will be sought)
Greenscapes	Major cut back of shrubbery (removal of trellises/plants attached to houses)
Painters	Small and hairline cracks will be repaired according to Sherwin-Williams warranty specifications
Operations Working Group	Letters will be sent to owners regarding items in need of repair



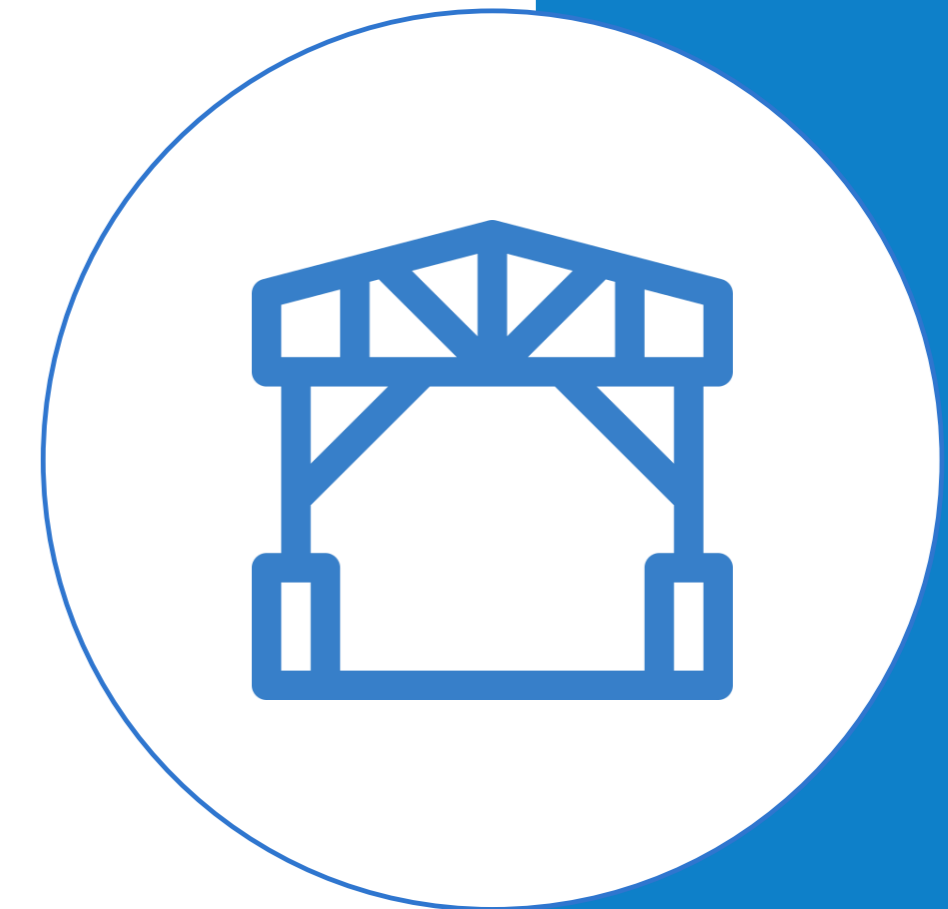
Potential items to be addressed by owners

Details

- Large cracks – repaired to avoid potential wall damage
- Hurricane shutters – opened/removed
- Hurricane window protection – owners should take steps to protect their warranties
- Access – owner/home watch needed to be on-site to provide access during painting
- Coach lights – painted or replaced as needed. For any new lights, purchased before painting
- Lanai – furniture must be covered/removed, and fans should be covered for painting of lanai walls. Painting of lanai ceiling is optional
- Wall art – must be removed

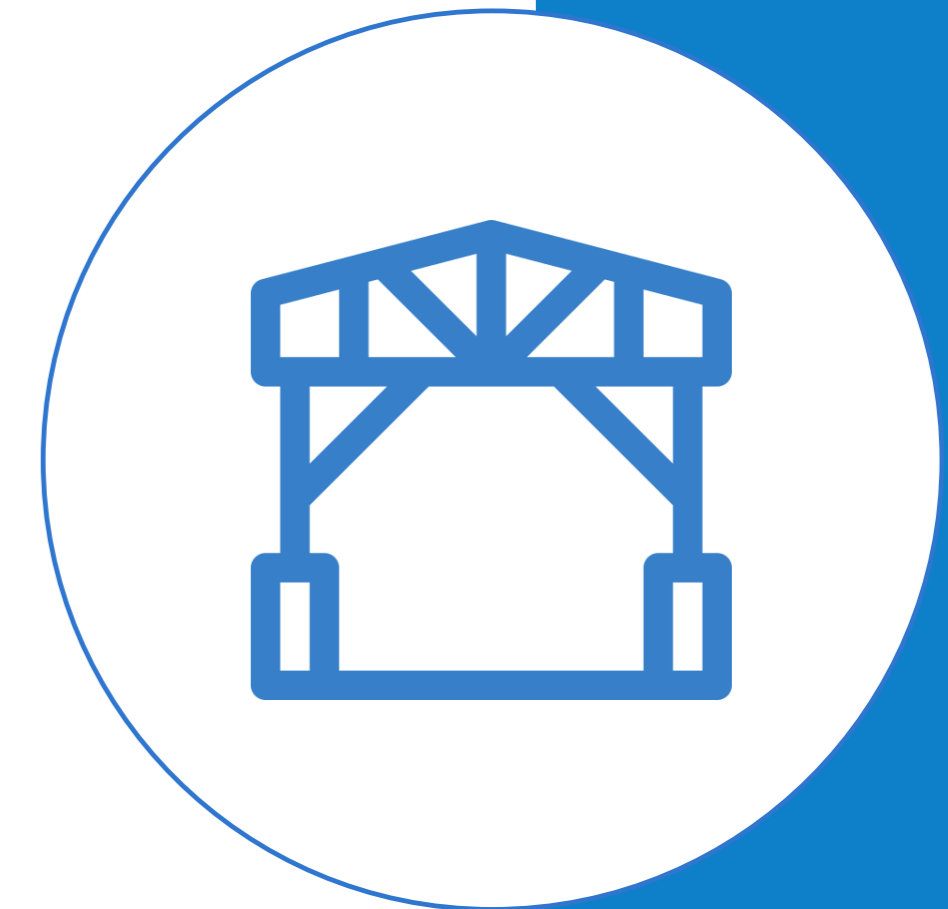
Color framework

Part	Details
House	17 schemes (base and trim combinations), reversing offers 17 more schemes
Front door	12 color choices plus base or trim of the house
Front door frame and sidelights	Door or trim color
Garage Door	Base or trim color, or match to selected door colors
Medallions	Base or trim color
Columns	White or trim color

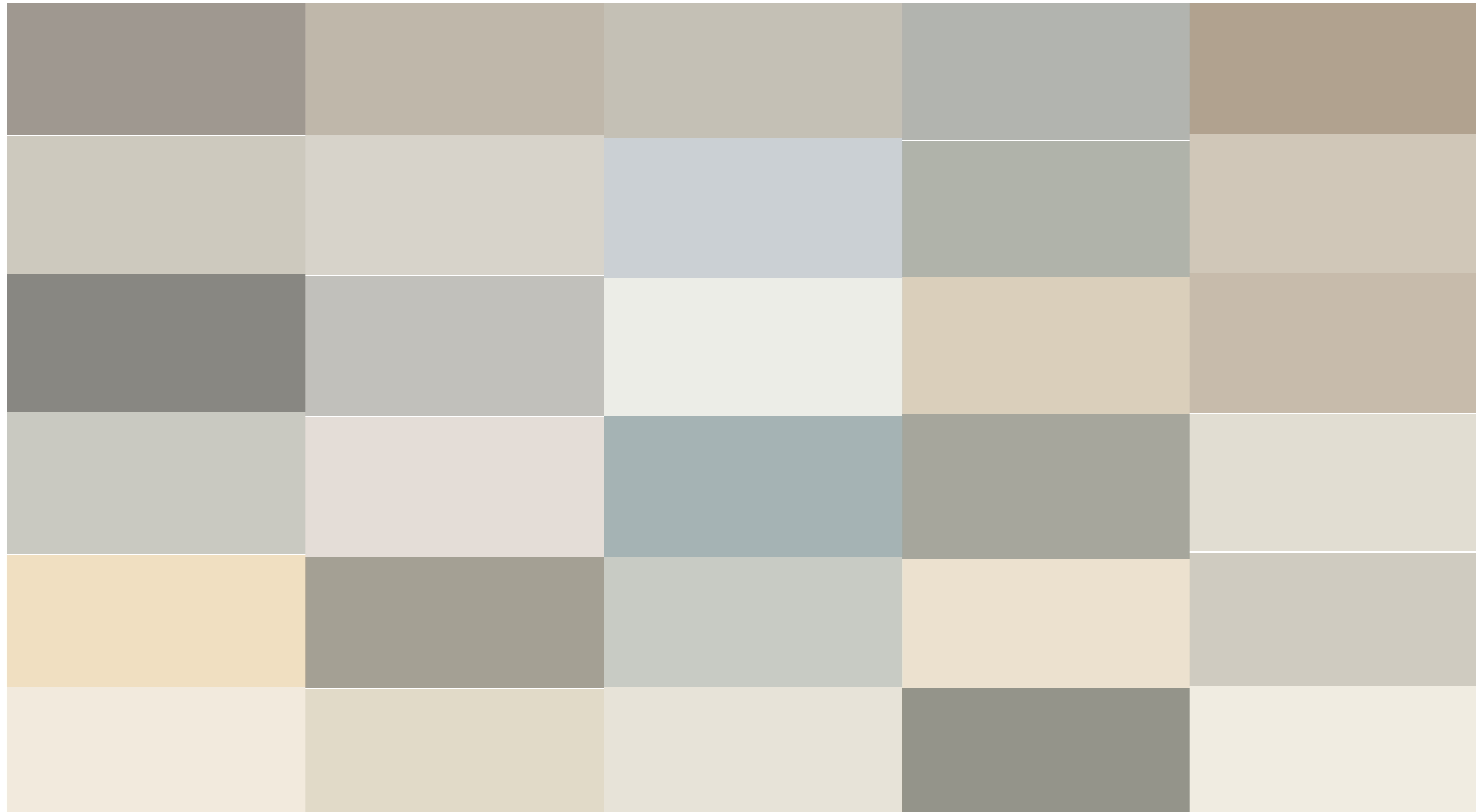


Color framework

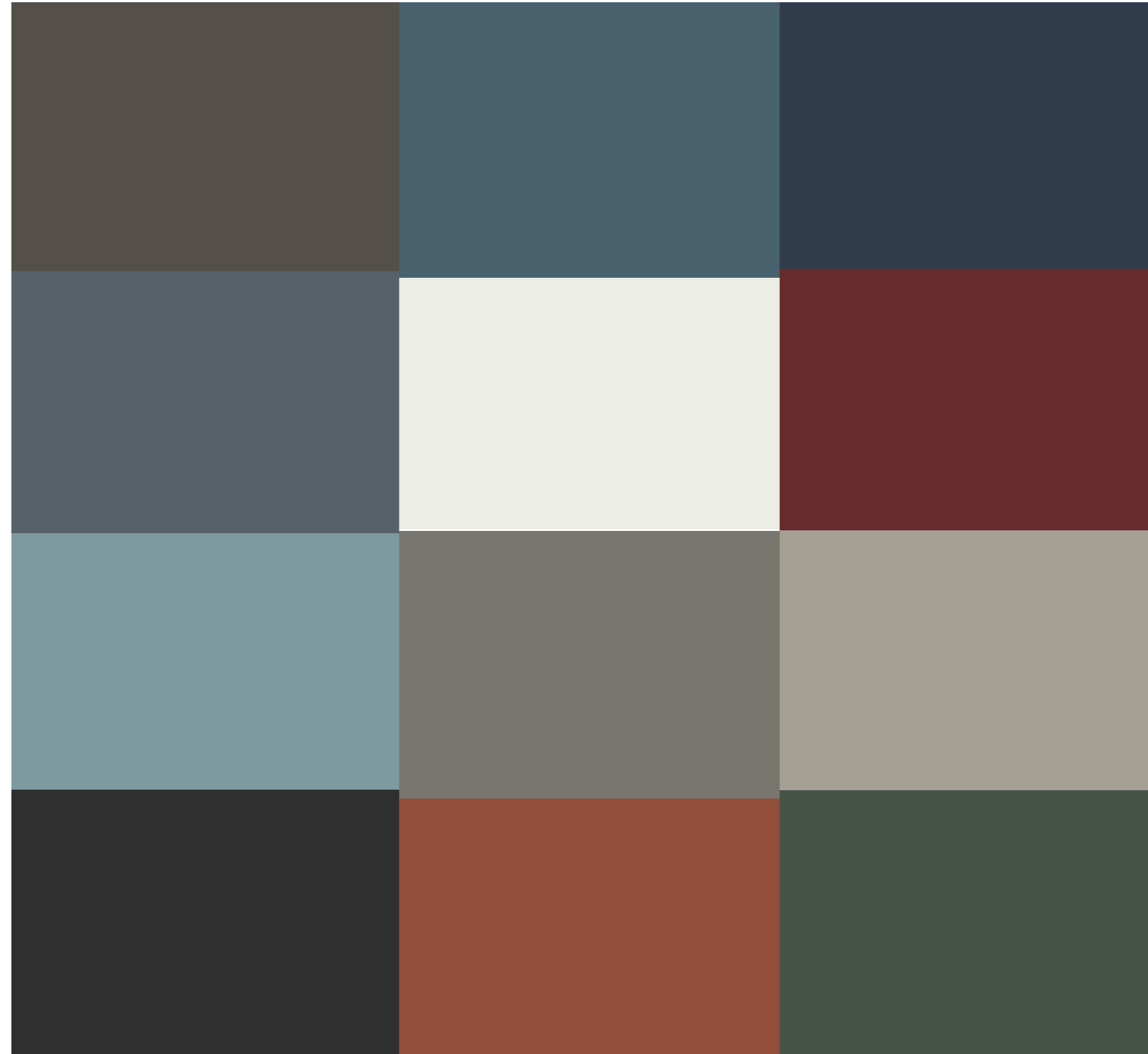
Part	Details
Corbels, fascia, drip caps, & gutters	Trim color is the standard. Owners may at their option, match to selected door colors
Soffits	Not painted. Owners may at their option, match to selected door colors
Downspouts & pipes	Must match house color
Hurricane shutter housing & rails	Need to blend with the exterior of the house
Outside utility boxes	If already painted, must match house color



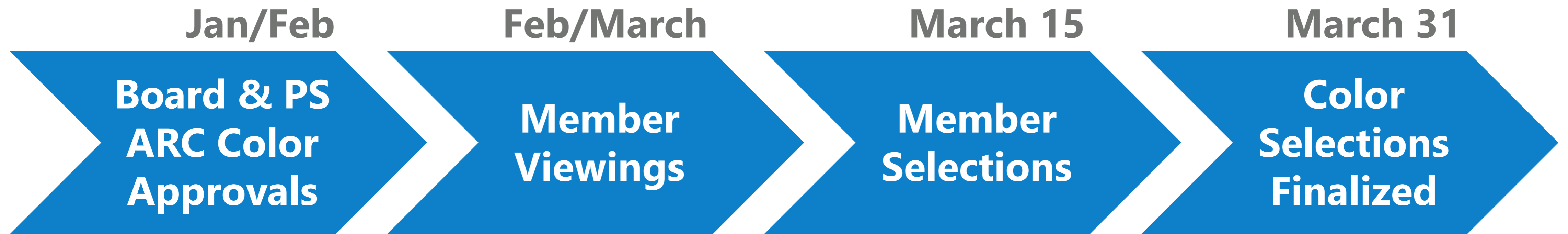
House colors



Door colors



Next Steps – Colors



Board approval

- ✓ New color framework and palettes with the painting starting later in 2020
- ✓ Masters ARC Guideline changes
- ✓ PS ARC application submission
- ✓ Clean roofs in advance of painting

