



2024 Gulf Side Painting Project

Tamarind Gulf and Bay Condominium Association Inc.

April 7, 2024

Preliminary schedule – Project kicks off April 17 – Gulf Side only in 2024!

The Painting Project will start with power-washing of the Building B3 on April 17. The order of completion will be, in order, Buildings B3, B4, B5, A1, A2 and A3. It is expected that each building will take 2 to 3 weeks to complete and there will be overlap. We will be sending out regular schedule updates at least every 2 weeks to keep you informed of progress. The typical order of activities will start with power washing of the building. A second team will then proceed with removal and replacement of all window and door caulk and repair of any stucco or concrete issues. A third team will then proceed with priming and painting.

The project requires that screens be removed to allow for painting of the lanai/balcony enclosures. To minimize costs and resources, **screens will be removed from all 3 “B” buildings on April 11/12.** They will be replaced immediately upon completion of the painting of each building. Note that these are balcony/lanai screens only, not windows or sliding doors. Screen framing and hardware will be evaluated and replaced as required. This may result in an additional charge to those owners that affected. We will provide a date for the A building screen removal as we get closer.

We will know significantly more about timing after completion of the first building and please remember that this activity will be impacted by adverse weather. Our initial estimate for overall schedule is:

B3 – April 17 to May 6	A1 – May 27 – June 21
B4 – April 29 to May 20	A2 – June 14 – July 12
B5 – May 13 to June 3	A3 – July 8 – July 30

What does each owner have to do?

- Remove all items from patios, lanais and decks including all wall hangings. Tamarind Rules prohibit attaching anything to the exterior walls and all hooks, screws etc. and these will be removed and the holes filled and painted. Anything remaining will be removed and discarded. On completion, you will not be permitted to attach anything to any exterior wall – every hole is a potential water leak!
- All hurricane shutters must be left in the open position for painting. You must make your own arrangements to lower the shutters after your building has been painted.
- All first-floor enclosed lanais should be left unlocked to allow access from the outside.
- We will require access through 2nd floor units with enclosed balconies for screen removal. Tamarind personnel will accompany the supplier during this operation.
- All individual unit entry doors will be opened for the painting of the exterior of the door and will be closed and locked at the end of the day they are painted.

Parking – Help out your fellow owners!

We will need to cordon off parking for the contractor’s trailers, ladders and employee parking. On April 16 we need the owners/renters of **units B311, B323, B313, B324, B314, B414, B413, B424 and B322** to remove their vehicles and park elsewhere. If owners not in residence can make their spaces available to these fellow owners, it would be greatly appreciated. These owners are also free to utilize visitor parking if no other option is available.

Thank you all for your cooperation as we complete this next major improvement to our infrastructure!

Your Board of Directors



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