



Labor Day 2021 Construction Update

Tamarind Gulf and Bay Condominium Association Inc.

September 1, 2021

Attention Gulf Siders – Stair and Landing resurfacing approved!

The Board of Directors has approved a Reserves Budget project to strip and resurface the exterior stairways and landings (up to your front door) on all Gulf-side buildings. We hope to complete the Bay-side buildings next year. The new non-slip surface is a much-needed safety and cosmetic improvement. Colors have been selected and we are targeting the week of September 20 to begin construction. Each surface requires one day to grind and one day to apply coatings. On grinding days, be prepared for noise, dust and limited entry/exit to individual units. On coating day, residents will not be allowed on the newly coated surfaces. Entrance/exit will be prohibited from early morning until after 5:00 p.m.

. Our current plan starts with Building B3 on September 20.

- B-3, B-4, and B-5: September 20 – October 1, 2021 (2-3 days per building).
- A-1, A-2, and A-3: October 4 – October 31, 2021 (4-5 days per building).

Communication to owners begin this week with this newsletter and e-blast. Sunstate is putting together building lists so that we can follow up with Building specific emails, phone calls and texts as appropriate. 48 hour notices will be placed on individual doors as construction dates are firmed up. The project team will be hands-on during implementation to resolve any issues.

The rain has subsided and roofing has begun

After a slow start due to inclement weather and some material shortages, roofing has finally begun. D1 is approximately 50% complete and the pace is accelerating. West Coast Roofing is hoping to add resources in an effort to regain some of the lost time as we still hope to complete all buildings on the Bay side prior to year end. As noted in the previous update, every unit will need to be accessed in order to remove power from their A/C unit. Notice will be provided by physically placing a note on each door 48 hours in advance. No other notification will be provided.

Bump-outs on schedule and at or below budget

The refurbishment of the bump-outs on D1 and B8 has been completed with the exception of installing the new roof shingles. Roofing will start as soon as the painting and stucco work is completed to minimize foot traffic on the new shingles. Work on A5 has commenced to be followed by E1. Work to date has come in under budget with no unanticipated expenses.

Deck upgrades

As part of the roofing project, all decks must be removed in order to complete the necessary work. For owners with “modular decks” as specified by the Architectural guidelines, removal and re-installation will occur at no cost to the owner. All other owners will incur some costs yet to be determined. We have delayed communicating specifics due to the extreme fluctuations in the cost of raw materials over the past few months. Material prices are starting to stabilize and we hope to communicate details soon.

Summary

It has been a busy construction season at Tamarind. We appreciate your cooperation and support as we make the improvements necessary to ensure Tamarind’s future!



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