

## Marina Village

June 1, 2023

### Painting Project Workshop Notes

- Renovia already has a plan in place for the execution of the painting project and once put together, it will be provided to all owners.
- As the project goes on, updates will be sent out to update owners on the progress – along with emails, notices will be posted in elevators.
- Boom cranes will be used where possible and they will start with areas.
- We will be taking steps to get on the neighboring properties with the boom crane to help save additional time for labor; otherwise they will be using slingbacks from the roof.
- When painting the doors; they will prep, sand and use rust protectant where applicable. They will do one breezeway per day and doors will be open for 8 hours. The Association will try to get volunteers to watch breezeways during this time.
- In the event a door cannot be accessed, the door face will be painted but there will be a quarter inch gap around the top. Paint will be made available to any owner who wishes to paint the missed spaces.
- When floors are painted, they will paint one half first and then the second; this will allow owners to access their units. All furniture will need to be removed for 24 hours after painting is completed to ensure it is fully dry.
- Prior to painting, they will pressure wash to remove peeling paint but they won't be stripped down to bare metal. Any bubbling or rust or imperfections will be taken off during the prep and pressure washing.
- There will be Port-a-potties on site, dumpster in north parking lot, and booms stowed in south parking lot along garage
- All gaps in windows will be filled and cracks in balconies will be sealed.

- Roofs will not be painted or pressure washed; that is something M & M can take care of.
- Balcony color, walls and ceiling will be body color, and floor will be Dorian grey, it is not as dark as the trim
- Safety is our first priority; if you see a sling stage on your building; please don't go onto your balcony and/or look over the edge.

**Questions:**

Question: The bolt covers are falling off and when you pressure wash they will come off more, will they be replaced?

Answer: Yes, the association will purchase a box to replace.

Question: The light fixtures above the garage and above the gate; they are black but if you look at them the black is coming off, are they going to be painted?

Answer: No, that is a maintenance issue and after the project we'll walk around and have Nick take care them.

Question: All buildings have a name; how do we all feel about removing those them?

Answer: No one present objected to the removal

Question: When is the foam on the roof going to be removed?

Answer: Right away; that needs to be removed in order for them to start

Question: Lights on balcony and the storm shutters, will you be taping around them?

Answer: Yes, we will tape them off.

Question: Will you be painting the trash chute floors?

Answer: That just came up and the board will vote on that however, we believe that falls into the contingency funds so it should be ok.

Question: How long do you expect the entire project to last?

Answer: It will take about 3-4 months depending on weather and the neighboring properties.

Question: Who do we give our key to if we won't be around to open our doors?

Answer: You can give them to Kim and if you are not sure if your key is in the key safe, Kim can check for you.