

Phoebe Park Association
Wednesday, January 9, 2020
Poolside – 1:00 pm

Call to order: The meeting was called to order at 1:01 PM by President, Ellen Chambliss. Board Members present were Ellen Chambliss, Gregg Wyckoff, Todd Ziegler and Gary Winters. Board member Susan Melita was not present. Also present was Vanguard Manager Bonita Vandall and Sherwin Williams Representative Doug Wandell. Other homeowners were present.

Confirmation that meeting notice was posted: Ms. Chambliss reported the notice of meeting was posted online, on the information board and on facebook.

Introduction of Paint Committee Members: Ms. Chambliss extended the Board's appreciation to the Paint Committee Members for the many hours and dedication they provided on behalf of the association. Paint Committee Members Andy Chambliss, Howard Hanson, Ross Lowry, Adrian Montanaro and Bob Ormsby.

Presentation by Paint Committee of their proposal regarding the painting of the Phoebe Park Villas: Andy Chambliss presented the Committee's finding and recommendations as follows: Their mission was to stay on budget. The Committee met with six painting contractors, of the six contractors three were recommended by Sherwin Williams and three were recommended by Behr Paints. One of the six chose not to bid and one did not meet the deadline for submission and was denied. This left four and since one of the four was \$100k more than the other, it was rejected. The committee requested references and were very diligent in conducting their research. The three contractors submitting bids were Ken Avery Painting, CertaPro and Presto Painting.

The Committee reported that both Sherwin Williams and Behr Paints were considered. Generally the Behr product is chosen as to price and quality. All of the Behr quotes were higher than the Sherwin Williams paint. The buildings were last painted in 2011 using Sherwin Williams paint and the paint held up well. Sherwin Williams is the recommended paint supplier for the project.

It was announced Ken Avery Painting is the recommended contractor, they presented the lowest bid and included the painting of the pool building, the fencing and the coach lights at no additional cost. Their references were terrific and the price and references were a qualifying factor. If approved by the Board, the Committee members including Doug Wandell will be meeting with the painters tomorrow for planning purposes.

Discussion and vote on proposal: The Committee presented three paint options to the board for consideration. The Board selected Option #1 with the 10 year Resilience paint. **By proper motion by Todd Ziegler, seconded by Gary Winters it was unanimously approved to contract with Sherwin Williams for the paint and to select option #1 concerning paint colors.**

It was announced this project is expected to take 12-13 weeks. The Committee also presented as a part of the package the replacement of the coach lights \$39.97 each and they expect to receive an 11% discount from Home Depot. If the coach lights are replaced the painters will not be painting the existing lights and if the painters cannot install the new coach lights someone will be brought in to do so.

Sherwin Williams Representative Doug Wandell's role will be to visit the site once a week, check the milage and make sure the work is being done according to specifications. It is a spot check type of inspection. The check is done while the paint is still wet. The inspection is generally done in accordance with the draw schedule with the painters. They will be looking for deficiencies and touch up needs.

The first step will be to pressure wash and clean with chlorine or bleach as needed. The primer is clear and sprayed, there will be a sheen to the walls and it is a sealant. They will prepare any cracks in the stucco and then apply a top coat. The

back porches if glassed in are considered to be enclosed and will not be painted. The inside of the screen enclosures will be painted. Drywall ceilings will be painted in screen rooms. Stucco ceilings will be painted. The screen frames, enclosure doors and glass doors are excluded.

The following was addressed: The homeowners will be responsible to remove belongings from the stucco walls. All downspouts will be painted the same color as the walls. Gutters will be painted white. Soffit, fascia and drip edge will be painted white. The painters are expected to move mulch back 2 - 3 foot and the landscaper will trim the bushes back so they can paint. A letter will go out to owners posting the schedule of painting. A sample letter was provided from the last project in 2011. Use of the website will be done as well. A volunteer will provide access by key to those units where the owners are not present.

It was reported that Fishhawk meets on the 14th, and the ARC form and paint colors need to be submitted and signed for their review and consideration. The ARC Committee approves the paint colors and project. Tomorrow at 9 AM the signed forms and paint samples will be presented.

The false windows were addressed. There are 30 or more villas - Sherwin Williams recommended a privacy film rather than paint. Exterior window sills are structural and were discussed as to how to address with the individual homeowners. Paint samples are at the store on the corner, they will store the extra paint for us.

By proper motion by Gary Winters, seconded by Greg Wyckoff it was unanimously approved to contract with Ken Avery Painting for the 10 year Resilience paint as proposed at \$141,600, including the replacement of the coach lights at \$39.97 (2-pack).

There being no further business to be brought before the Board, the meeting was adjourned at 1:47 PM.