

**Coronado Condominium Owners' Association, Inc.**

C/O Suitor, Middleton, Cox & Associates  
15751 San Carlos Blvd. #8  
Fort Myers, FL 33908

August 19, 2010

To: Coronado Unit Owners  
From: Board of Directors  
Subject: Painting of Coronado

Coronado has not been painted since the buildings were first constructed, and the Board feels that it is now time to do a complete paint job. Therefore, we have signed a contract with Mario's Painting & Restoration, Inc. to begin work in September 2010. This will be an extensive job which will include the painting of building exterior surfaces including walls, trim, screen enclosures (exterior only), fences, gates and ornamentals. A coat of stucco will be applied to the decorative pillars on the 2<sup>nd</sup> floors and to the pool building efas (decorative bands) to prevent further woodpecker damage. The pool building will be painted, inside and out. The pool fence and the Coronado sign will also be painted. All roofs will be power washed and roof vents painted.

This extensive job will take several weeks to complete, and we would appreciate your tolerance and patience while we experience some significant noise and disruption. The painting company will be as careful as possible, but you should expect considerable dirt, noise and other annoyances during the work. Additionally, you should take extra steps during this period to protect your personal property from paint splatter by not leaving property or valuables in areas where painting will be occurring. You should also maintain a heightened sense of your surroundings and of your personal safety to avoid injury as there may be temporary hazards created by the painting contractors – such as the placement of unexpected scaffolding and ladders, use of cleaning chemicals, painting odors and fumes, or other similar potential safety concerns. You should also be aware that unknown contract personal will be performing the painting work and avoid leaving valuables unsecured, in plain view, or otherwise provide an opportunity for damage or loss of your property or valuables.

The good news is that this cost is fully funded in our capital reserves and no additional charges will be made to owners, including the painting of lanais, so long as the enclosed procedures are followed.

We would also like to paint the lanai walls, ceilings and french doors. **This will, however, require action on your part.** In order to have your lanai painted during this project at no additional charge to you, you must complete and sign the enclosed form and return it to the above address. If you do not complete and return the enclosed form by November 1, 2010 and follow the steps outlined in the form, then your lanai will not be painted as part of this project. You should keep in mind that while you are not being required to paint your lanai in connection with this project, you are required to maintain your Unit generally by the Association documents. If you chose not to paint your lanai during this project or if you fail to follow the procedures outlined in the form, then you may be required to paint your lanai at a later date at your own expense. And, if you decide to paint your lanai yourself, you must use the paint and color specified by the Association, which will be posted on the Association's website at a later date. Additionally, the front entry doors will be painted at the same time as the lanais, and your door will need to remain open for a few hours while the paint dries.

If you have any questions concerning this project, please call our property manager, Sheila Ullmann, at (239) 437-0340. We will also keep our website, [www.coronadocondofm.com](http://www.coronadocondofm.com), up-to-date with information.

Sincerely,  
Coronado Board of Directors

To: Coronado Condominium Owners' Association, Inc. ("Coronado" or "Association")  
C/O Suitor, Middleton, Cox & Associates  
15751 San Carlos Blvd. #8  
Fort Myers, FL 33908

From: Coronado Unit: Address: \_\_\_\_\_ Unit Number: \_\_\_\_\_

We/I request that my lanai be painted (walls, ceiling and french doors) as part of the Coronado painting project and understand and agree that the following terms and conditions apply:

- Coronado will endeavor to schedule a day with me for the painting to occur, but no guarantees can be made that a specific date can be scheduled.
- I must be available on the painting day to give access to the painters or provide a key to Suitor, Middleton, Cox & Associates. If I am not going to be available and do not provide a key, an alternate person and contact information is provided to gain access to my unit. I understand and agree that if I am not available on the painting day, if I fail to make alternate arrangements as set forth below, or if my alternate contact person fails to provide access, then my lanai will not be painted and Coronado shall have no obligation to reschedule the painting. (Check one)

\_\_\_\_\_ I will be home on the scheduled day to give access to the painters, and can be contacted to schedule the date at the following telephone number \_\_\_\_\_

\_\_\_\_\_ The following person can be contacted to provide access to the painters

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

\_\_\_\_\_ I will provide a key to Suitor, Middleton, Cox & Associates in order to gain access

- I will remove any personal property from the lanai. If personal property remains on the lanai, the painters will reasonably attempt to protect it from damage and paint, but no guarantees are being made and the Association is not responsible for any resulting theft or damage.
- This form must be completed and signed by all Unit Owners currently on the title of the Unit and returned to the above address by November 1, 2010 to have my lanai included in the painting project.
- I agree to indemnify Association to the fullest extent permitted by Florida law and hold the Association harmless from and against all actions, suits, damages, judgments, costs, charges, expenses, attorney fees, and consequence of any liabilities, of any nature, which arise from the painting of the lanai located at the above-listed address, access to my personal property provided in connection with the painting, the performance of the painting contractor's obligations under their painting contract with the Association, or any failure on my part, on the part of the Association, or on the part of the painting contractor related to the access to my lanai and its painting, which may be asserted against or affect the Association or the Association's property and arise because of actions or failures to act by myself, the Association, Suitor, Middleton, Cox & Associates, Inc., or the Painting Contractor, or their officers, directors, employees, or agents.

Agreed and Acknowledged:

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**MUST BE SIGNED BY ALL PERSONS OR ENTITITES LISTED ON THE TITLE TO THE UNIT**