



Coral Bay
Community Development District

www.coralbaycdd.com

Daniel Dean, Vice Chairman

John Hall, Assistant Secretary

Tina Hagen, Treasurer

Ronald Gallucci, Assistant Secretary

November 8, 2018



Coral Bay

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

November 1, 2018

Board of Supervisors Coral Bay Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Coral Bay Community Development District** will be held on **November 8, 2018 at 7:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida 33063**. Following is the agenda for the meeting:

1. Roll Call and Pledge of Allegiance
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #2 - 11/2020)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers
3. Presentations
 - A. Wall Painting Map
 - 1) Sherwin Williams
 - 2) PPG Paints
 - 3) Benjamin Moore
4. Audience Comments/ Supervisors Responses
5. Staff Reports
 - A. Attorney
 - B. Engineer – Update on Speed Humps
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices
 - 2) Combined Balance Sheet, Statement of Revenues and Expenditures
 - D. Field Manager
 - 1) Monthly Report
 - 2) Lake Report
 - E. CDD Manager - Approval of the Minutes of the October 11, 2018 Meeting
6. New Business
 - A. Consideration of Pressure-Cleaning Proposals
 - 1) People's Choice Pressure Cleaning, Inc.
 - 2) Ultimate Painting Contractors
 - B. Consideration of Holiday Lighting Proposal from Christmas Designers
 - C. Consideration of Cleaning of Storm Drain Basins Proposals
 - 1) Cliff Berry, Inc.
 - 2) Shenandoah Construction
7. Old Business
 - A. Consideration of Permit Application for Permit Paver Driveway – 3234 W. Buena Vista Drive
8. Adjournment

If any person decides to appeal any decision made with respect to any matter considered at these meetings such person will need a record of the proceedings and such person will need to ensure that a verbatim record of the proceedings is made at his or her own expense and which records include the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (954) 721-8681 at least seven (7) days prior to the date of the particular meeting. Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://coralbaycdd.com/>

Robin Ventura

From: Julio Padilla
Sent: Tuesday, October 16, 2018 10:36 AM
To: Jennifer McConnell; Robin Ventura
Cc: Rich Hans; Daniel Dean
Subject: FW: For the Review and Consideration of the Board

From: Tony Spavento [mailto:tspavento@gmail.com]
Sent: Tuesday, October 16, 2018 9:47 AM
To: fdlenore@gmail.com; Rich Hans <rhans@gmssf.com>; Dennis Baldis <dbaldis@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Cc: thagen@coralbaycdd.com; tspavento@coralbaycdd.com; rgallucci@coralbaycdd.com; jhall@coralbaycdd.com; ddean@coralbaycdd.com
Subject: Re: For the Review and Consideration of the Board

To all my fellow board members....

I just received Lenore's email putting her in contention as a possible replacement for myself on Coral Bay's Board. I hereby support and recommend her as an EXCELLENT choice as a Supervisor. Besides being a long time, involved resident, she has the right temperament and cooperative spirit that I think a good board member needs.

Lenore has been involved in Islamorada my entire time on the board. Going back to when she took to the streets with the men of the neighborhood to clean up after hurricane Wilma (only lady to do so) until the present. She has served well on our grievance and fining boards; volunteering when nearly no one else was willing to get involved.

Over the years, Lenore has been there giving advice and encouragement. Egging me on to do more in the way of community outreach. She has often suggested ways to make Coral Bay and Islamorada more resident friendly.

For Coral Bay to continue to serve the residents, I can imagine no one better than Lenore. She has my whole-hearted endorsement.

Tony Spavento
Chairman Coral Bay CDD

On Mon, Oct 15, 2018 at 2:52 PM L L <fdlenore@gmail.com> wrote:

As you all know, I've been on the grievance and fining committees for a couple of years now, I believe, and I am accustomed to coordinating schedules and replying quickly to the management company. I'd like to be considered to replace Tony Spavento on the Coral Bay CDD Board so that I can ensure that our community continues to run smoothly and with as little interference to our residents as possible, while still maintaining our high community standards and appearance.

I've been a property manager myself since I was 12, for 30 years. I used to ride my bike to help my mother to collect rent and I was the one writing the leases, the eviction and collection notices, and doing nearly anything that required English language skills, as my mother is a native Chinese speaker and her written English was very limited. Since then, that role expanded when I bought my own properties. I have worked for a real estate firm in the long-ago past but have chosen to keep and update my real estate license long past that time, just to keep up with what changes have been made in those areas.

That role has expanded considerably in recent years as my mother has had some medical difficulties. She owns many rental properties and, along with my sisters, we now manage her business under a trust. I am extremely comfortable with quick off the cuff calculations, soliciting and comparing bids and scope of work from various contractors, dealing with insurance companies to cover various damages, dealing with contractors who are sloooooow to respond, and doing anything and everything else you can imagine having done to manage a large number of properties over 3 decades. If push comes to shove, I've painted, I do decent wall-work with joint compound, and I'm not afraid to get my hands dirty. I've managed many kitchen and bathroom and and whole house renovation projects from tiny to total overhauls. We've worked with roofing, ac, painting, electrical, and every other stripe of contractor imaginable.

We regularly analyze income statements and make plans for capital improvements and to decide how long maintenance can or should be deferred in the current cash environment. We've had to make both warranty and insurance claims. We've fought property assessment value increases when possible. I've had to contract lawyers to deal with HOA disputes (which were resolved in our favor).

Up until recently all of this work was done by my sisters and I, in cooperation, and only since establishing the trust a few years ago have we hired property management to handle some of this. As you know, even having managers never really allows you to be 100% hands off and we still do whatever is needed to coordinate repairs, advertising, and necessary decisions with the manager(s) for several dozen properties in 2 states.

I've had a previous job with a Natural Gas & Utilities company which required training in some aspects of building codes, ac duct design and system sizing, environmental and energy conservation strategies, etc. I worked frequently with permitting officials and in fact, drew the permits up and did the line-sizing for installations of gas line, propane tanks, etc. I worked with permit departments and officials as far down as Broward County and throughout all of Palm Beach County, and occasionally, as far north as Martin County. I am well aware of the sometimes frustrating overlap between county and more local ordinances, the slow service, and the sometimes illogical nature of codes and code enforcement. We had situations where a city would direct us to do something that was counter to code and had to show them the code and object in writing. City permit officials are not mellow about being contradicted. My employer at that time was actually able to prevail in a lawsuit showing a pattern of punitive behavior and harassment from a particular city.

I've had years of experience reading complex proposals and am able to drill down to what is important and what factors are actually necessary for making an informed decision - and which are unimportant. You don't want to waste all of our time on minutiae. People are often bogged down in small choices that don't matter. Having done this many times means that I know what is crucial - and what is nice, but not necessary.

Finally, this might seem peculiar to you all but I think that, having seen the board and district meetings, you can appreciate that this would actually have taught me some important skills. I was very involved in my college fraternity. Group decision making is familiar ground. The ability to zero in on what can be decided and debated now, and what we need more information and should be investigated further or tabled is a crucial skill in time saving debate. Building a consensus is necessary in order to come to a group decision that everyone is pleased with.

I held a number of fraternity offices, VP for Professional Activities (engaging interesting and relevant speakers), President, Vice President, but by far - my favorite job was Chancellor. The sole purpose of this officeholder was to expedite meetings and debate and to stop us from getting sucked into the tarpits of unproductive discussion. Now, I will have to dust off my copy of Roberts Rules (which I still have) and get a little refresher on when this or that motion is necessary, but overall, I am familiar with parliamentary procedure. I took the position because our meetings were stretching into the 3 hour range and people were constantly talking in circles. I regularly limited debate to a proscribed time period, or chose to only accept debate in pro-con formats when needed (when everyone is reiterating what everyone has already said just to get their .02 in). I was able to reduce meeting length by over 50% and was able to reduce meeting frequency by at least that.

One direction where I'd like to make some inroads would be community cohesion. I'd like to try to do something to get neighbors to talk to one-another and to know one another. It's harder to be unpleasant to people you know, and harder to be inconsiderate to neighbors who are no longer faceless. I've discussed some social and event ideas with Tony in the past, and these are areas I think might yield surprising benefits to all of us if we could develop them in the future.

Thank you for your time and consideration, it would be my very great pleasure to work with all of you. I've loved my house here in Islamorada at Coral Bay since I bought it in 2001 and it would be my pleasure to serve our residents (and to give Tony a break!).

Please let me know if I can answer any further questions for you. Thank you for your time and consideration.

Lenore Dunlop
954-347-1416

Robin Ventura

From: Julio Padilla
Sent: Tuesday, October 16, 2018 10:35 AM
To: Jennifer McConnell; Robin Ventura
Cc: Rich Hans; Dennis Baldis
Subject: FW: Coral Bay CDD Board vacancy - Request for Consideration
Attachments: General - Kapalka AJ 10-2018.pdf

From: Alan Kapalka [mailto:ajk10219@live.com]
Sent: Friday, October 12, 2018 12:38 PM
To: Julio Padilla <jpadilla@gmssf.com>; Dennis Baldis <dbaldis@gmssf.com>; GeneralMail <info@gmssf.com>; Tina <thagen@coralbaycdd.com>; Ron <rgallucci@coralbaycdd.com>; John <jhall@coralbaycdd.com>; Dan <ddean@coralbaycdd.com>
Subject: Coral Bay CDD Board vacancy - Request for Consideration

Hello everyone

Hope you all are well as we look forward to our weekend.

With the resignation of Supervisor Spavento on November 6th, it is with great thought, commitment, and dedication that I am offering my services and wish to be considered for the vacant position on the Coral Bay Community Development District Board of Supervisors. I have been coming to the meetings on a regular basis and confident that my knowledge and experience in Public Works and Project/Construction Management can benefit to the Coral Bay Community. I care about our Community and as I walk around the Community several times a week I try to inform our property manager of any issues that I may notice that need further investigation. If selected, I also have the time to do the morning bi-weekly inspection with our Property Manager if need be as the Board sees fit.

Thank you for the opportunity to allow me to submit my skills in your search for a Supervisor on the Coral Bay CDD Board. I've attached a full resume for your use during your evaluation process.

As a retired Sr. Manager in Engineering and Construction for over 30 years, I have skills in Project Management/Construction Management, Contract Management – EPC, fixed price, time and materials, cost plus, cost fixed fee, and design-build, Business Development – Generation and Response to Proposals including contract preparations and negotiations, Internal and External Presentations, and Client Management, Relational Database Design and Management – Oracle, Access, Asset Management, Emergency Management – FEMA, Quality Assurance – ISO 9001 Quality Management Systems, Geographic Information Systems Design and Application, Security Systems – Low Voltage CCTV & Access Control, basic knowledge of networks, data rooms, air-blown fiber, and websites to include Wordpress, HTML and PHP, and much more.

I have stood before City Commissions, Transportation Agencies, County Organizations, and other Clients where I have made presentations or given reports on projects.

The projects that I have managed under my charge include responsibility for total Project Management from inception to completion including contractors for Agencies and Clients include hurricane damage assessments, stormwater, water/wastewater, pump stations, roadway construction, and more. Some projects included canal cleanup/dredging oversite and revetment/erosion control.

Thank you for your time and consideration. If you would feel that my talents are an asset to the Coral Bay Community I have the time and desire to fulfill this responsibility. I wish you all to have a great day and look forward to the next meeting in November.

Kindest regards,

Al Kapalka

Islamorada - W Buena Vista Dr

954-650-1645

Alan Kapalka – Senior Manager

Margate, Florida 33063

Cell: 305-277-7111

Mr. Kapalka is a skilled senior manager who has successfully completed engineering/construction services projects valued upward to \$80 million dollars and assisted in projects over \$2 billion dollars for all types of contracts such as fixed price, time and materials, cost plus, cost fixed fee, incentive/disincentive, design-build and other variations. His responsibilities include all matters pertaining to the project and its successful execution in accordance with the contract to include worker's health and safety, quality, quantities, schedule and business financial goals. The dedicated mentoring of his team allowed for increased growth of team spirit and performance to achieve project goals with reduced stress and burnout. Client satisfaction, quality performance, safety, financial accountability, and successful time management has allowed him to achieve good client relationships and the attainment of projected gross revenue without infringing on safety or quality of the deliverables.

He is highly computer literate in project controls and financial analysis where he strives to minimize risk to mitigate potential claims. Over the years his accomplishments encompassed versatility in multiple areas of business including Heavy Industries (Power), Information Systems, Environmental, Water, Transportation, and other Facilities.

Complementing the program/project management skills are a high level of Quality Assurance management of ISO 9001 Quality Management Systems on a state and national level.

Skills Profile

- Project Management/Construction Management at Risk/Value Engineering – PMI PMBOK
- Contract Management – EPC, fixed price, time and materials, cost plus, cost fixed fee, and design- Project build including supervision of Union Personnel
- Business Development – Generation and Response to Proposals including contract preparations and negotiations, Internal and External Presentations, and Client Management,
- Project Controls – Primavera (P6, Contract Management, Contractor), & Microsoft Project
- Enterprise Resource Planning - SAP (CRM, HRM), JD Edwards, Deltek, Oracle
- Relational Database Design and Management – Oracle, Access
- Asset Management
- Emergency Management – FEMA ICS-100 (IS-00100.b) Introduction to Incident Management System
- Quality Assurance – ISO 9001 Quality Management Systems
- Geographic Information Systems Design and Application
- Security Systems – Low Voltage CCTV & Access Control
- Basic knowledge of networks, data rooms, air-blown fiber, and websites to include Wordpress, html and php.
- Qualified Stormwater Management Inspector – Florida Department of Environmental Protection
- Piping Stress Analysis and Structural Support Design
- Construction Engineering and Fabrication of Piping and Related Components
- Radiation Safety
- Computer Graphic Applications – MicroStation and AutoCAD
- Microsoft Office Professional (Word, Excel, PowerPoint, Access), Visio, Scanning and Image Processing

EXPERIENCE

Quality Assurance

- As Quality Manager achieved ISO 9001 certification for the Florida & Georgia Offices of AECOM through quality training and Internal Audit management. Oversight and enhanced update training of the quality program ensured that the offices remained compliant.
- As the acting Regions Quality Assurance Manager for the Libyan House & Infrastructure Program in Tripoli, Libya prominent relationships were groomed within the Libyan government to successfully managed client expectations to streamline the quality and approval process to increase productivity and quality. Guided the foundation of their quality program for a 24 km multi-lane thoroughfare with several interchanges to connect to other major roads in the area.

Information Systems

- Technical support of Aconex document management system making recommendations for project work flows and user considerations.
- Technical support and applications development to successfully implement GIS files for Barnstable, Massachusetts, and Dover, New Hampshire allowing shared data access to municipal departments. Shared data included coverage's for wells, surface water sources, groundwater sources, contaminants, and major and minor roads.
- Technical support to expedite the supplement of a geo-data file to manage areas throughout the state for potential new water sources at the Massachusetts Water Resources Authority was completed. By achieving this task it maximizes the use of survey information gathered during environmental assessments also increasing analysis and productivity.
- Database development of an asset management system for Louisiana Power & Light to allow for documentation and tracking of inventory, components, and subcomponents to enhance customer service for their supervisory control and data acquisition (SCADA) system including software validation.
- Working knowledge of network hardware installations including Bicsi requirements for data rooms, air-blown fiber installations, and basic design knowledge of websites including Wordpress and languages such as html and php.

Environmental

- Construction management services for the modification and installation of 15 pump stations and several miles of force mains in the metropolitan Dade County was successfully implemented to increase flow of improvements as mandated by consent decree from the State of Florida. As a result it helped to reduce possible fines incurred by the County due to non-compliance.
- Updated design plans for the redesign of the storm drainage and sewer system to comply with the current codes were furnished in order to bring the Metro Dade County Solid Waste Management Department's North East and West transfer stations back into compliance according to the findings of the Department of Environmental Resource Management.

Stormwater Drainage Improvements

- Effectively administered total program management for the design and construction of 400 street drainage improvements to include street resurfacing, street reconstruction, stormwater drainage improvements, and the design and dredging of nine miles of secondary canals throughout Miami-Dade County, Florida. Successfully managed all contracts associated with the work, which was completed using \$80 million in FEMA funding, including surveying, geotechnical, design, construction, and inspection. Over 50 companies held contracts that were administered in the execution of the work. The projects were meticulously organized to ensure no downtime between subconsultant's tasks and the progress of the work. As a result of the successful completion of the work the drainage in Miami-Dade County was substantially enhanced. This increased safety and mitigated the threat of flooding to the general public.

Transportation

- Construction administration for a \$26 million construction engineering and inspection contract for the Florida Department of Transportation, which consisted of bridge construction, noise wall installation, paving, milling, resurfacing, canal relocation, interchange configuration, LWDD canal revetment, and major drainage installation successfully resulted in increased vehicle capacity along a section of SR7 in Boca Raton, Florida.
- Effectively administered a \$28.6 million construction inspection services contract at Miami International Airport supporting an increase of airport capacity through an extension the upper and lower vehicle drives. Other appurtenances included the construction of a fire sprinkler system, a sewer pump station, and underground utilities critical to improvements at the South and MIA terminals, as well as columns and foundations for the future automatic people mover system.
- To increase the safety of the public entering Carnival Cruise Lines in Miami, Florida, the construction of a right-turn deceleration lane and other entrance improvements was successfully completed.

Construction Assessments

- Successfully accomplished the completion of a report to provide associated replacement costs for various facilities damaged by Hurricane Andrew on the Florida Turnpike for the DOT. The report made recommendations for repair and included photographs and video with narration of the damage to substantiate all work in which the FDOT subsequently securing Federal Funding for repair/reconstruction.
- Authored the development of a report for the study and implementation of automation techniques at the construction resident offices of the Florida DOT which later became a standard at which the FDOT has improved the quality of construction, increase productivity through the reduction of duplication, automated tasks, reduce paper work, and reduce claims and court fees.

Building Design & Security

- Design Management of a Fire Station in an existing facility for the Seminole Tribe of Florida was successfully completed. It provided a conceptual design based on a client needs assessment in order to make maximum use of existing properties that have been underutilized.
- Assisted in the Construction of a Charter School for the Seminole Tribe of Florida to include site monitoring, safety, and the installation of security and fire systems.
- Supervised the build out of the Metcalf & Eddy Office in Sunrise, Florida to include total gutting and rebuild. Trades included mechanical, electrical, plumbing, infrastructure, interior roughing and finishes. He participated as the company liaison for the build-out with the Owner and the Sunrise building department as required. Approximate cost \$500K.
- Managed the designs of a state of the art low voltage security surveillance and access control system for 20 sites/facilities for the Seminole Tribe of Florida. The resultant designs culminated in a standard basis of design concept that utilizes over the counter non-proprietary products thereby reducing the initial cost in hardware and maintenance. Construction drawings and specifications were successfully delivered along with initial estimates for construction. Construction management services were provided as needed.

Power Generating Facilities – Domestic & Abroad

- Successfully administrated the localization contract for the manufacture of components and design calculations for Nuclear and Non-Nuclear piping systems in Seoul, Korea in support of the country's electrical generating production efforts. Indirect benefits resulted in the enhancing of relationships between various cultures and personalities to work toward a common goal and objective. 50 Korean Engineers achieved competent training and experience by my efforts in the areas of piping analysis and structural design.
- In the US, accomplished the successful Project Management (EPC) for Nuclear and other piping systems and components. He has a working knowledge of ASME B31.1, B31.3, B31.7, AWS, ASTM, AISC, and OSHA regulations/requirements. Supervised the manufacture of piping support components. The successful execution of new construction and outage enhancement projects at over twenty-five electrical generating (power plant) facilities resulted in increased electrical generating capacity, upgraded service, increased reliability, and safety throughout the life cycle process of the facilities. Client satisfaction resulted in repeat business and an increase in gross revenues. Examples of services provided included total project management, estimating, scheduling, design, construction, and inspection at the various facilities in accordance with existing standards and procedures.

Facilities Management & Planning

- Effectively designed a facility management plan for the Puerto Rico Electric Power Authority's (PREPA) Palo Seco plant, identifying all site real estate and use under present and future conditions. Through the client satisfaction generated with the preparation of this plan, its successful completion culminated in it being the facility management model for all of PREPA sites throughout the island and thereby increasing our client backlog and gross revenues.
- Supervised and designed a construction planning schedule for the Metro-Dade Aviation Department in Florida, for Concourse A at Miami International Airport.

EDUCATION

BS, Civil Engineering, Roger Williams University, 1980
Coursework, Architectural Engineering, University of Miami, 1977
AS, Architectural Engineering, Wentworth Institute, 1975

REGISTRATIONS

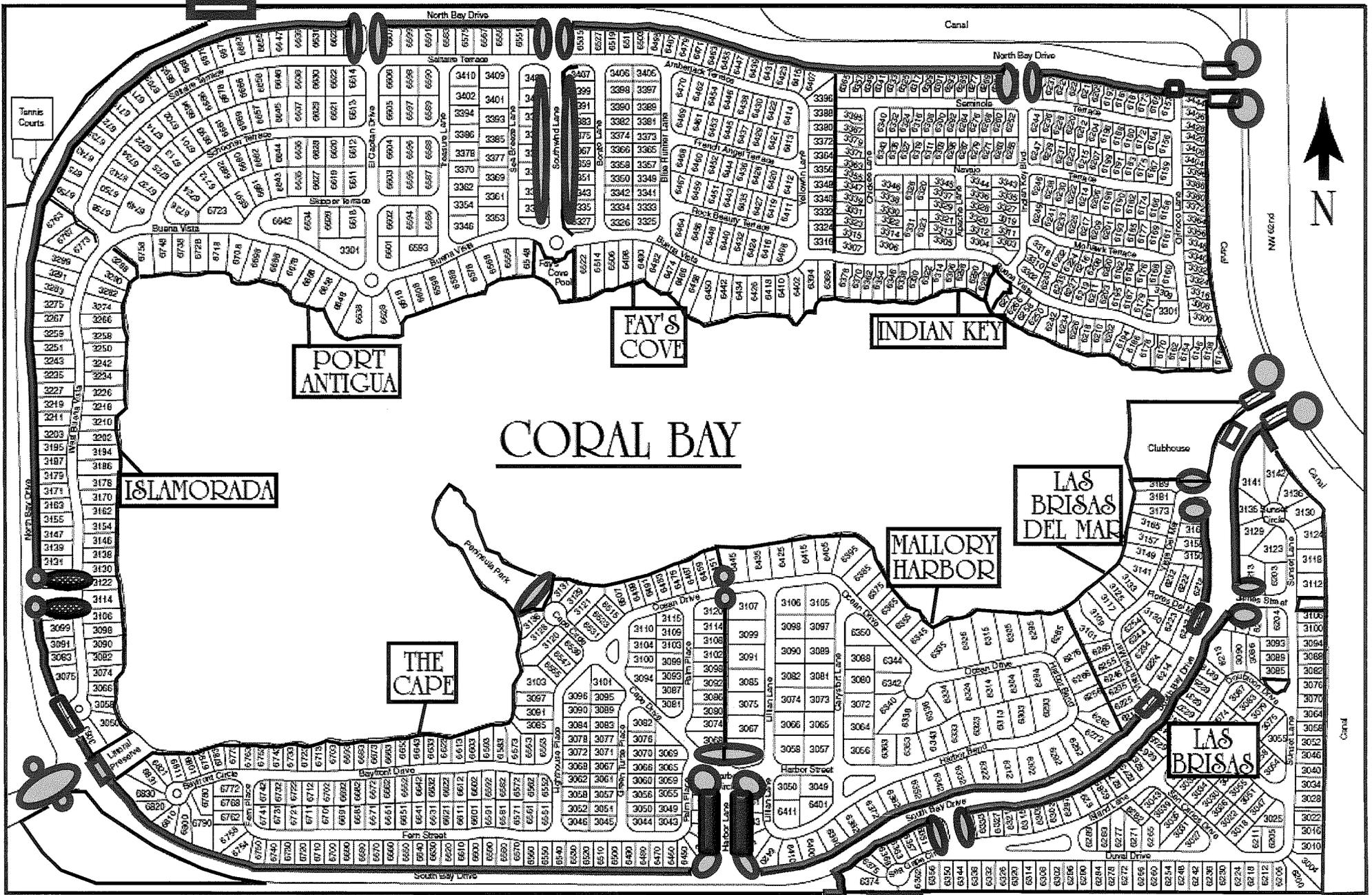
Quality Assurance Lead Auditor ISO 9001
40-Hour OSHA Health & Safety Training, 8-Hour OSHA Health & Safety Refresher Training, First Aid & AED
Emergency Management – FEMA ICS-100 (IS-00100.b) Introduction to Incident Management System
Sumitomo Electric Air Blown Fiber Design and Estimating
Qualified Stormwater Management Inspector, FL
Q Clearance (inactive)
Notary Public, FL
NAUI-Certified Diver

YEARS OF EXPERIENCE

Self: July 2009 – Present
AECOM (Metcalf & Eddy): June 2002 – June 2009
Shaw Group (Stone & Webster Engineering): March 1982 – January 2002

PROFESSIONAL ASSOCIATIONS

American Society of Civil Engineers – past member
Project Management Institute – past member
American Water Works Association – past member
ASIS International – Security Management – past member



KEY: = WALL PERIMETER = DOUBLE SIDED / INTERNAL & EXTERNAL = DOUBLE SIDED MONUMENTS/PILLARS INTERNAL & EXTERNAL/Metal-Wood Fences/Gate = ENTRY WALLS/ENTRANCES/MONUMENTS/WALLS/PILLARS/PUMP WALLS/GUARDHOUSE/MISCELLANEOUS-Stucco = TRELLISES-Stucco

Exterior Repaint Specification for Coral Bay CDD Perimeter Walls

3101 South Bay Drive
Margate, Fl. 33063



**SHERWIN
WILLIAMS.**



Prepared for:

Julio Padilla
Coral Bay CDD
Property Manager
Governmental
Management Services
Jpadilla@gmssf.com
(954)721-8681 Ext. 213

Prepared by:

Jarvis Herring
The Sherwin-Williams Company
Professional Coatings Representative
(954)275-5328
Jarvis.L.Herring@sherwin.com



September 18, 2018

Julio Padilla
Coral Bay CDD
Property Manager
(954)721-8681 Ext. 213

Dear Mr. Padilla,

Thank you for considering Sherwin-Williams products for your project.

On September 18, 2018 I had the opportunity to walk the Coral Bay Community. The Perimeter Walls that are to be repainted have been examined and a specification that best suits this project has been created.

Please note that all masonry finish coats specified within have been tested for and have passed the ASTM D6904-03 wind driven rain test.

Upon completion of the entire project, and adherence to the provided specifications, the owner will receive a 10 year labor & material warranty from Sherwin-Williams on all properly prepared exterior vertical masonry surfaces. Sherwin-Williams will also present a document of the facility's colors, products used and location of original purchases for maintenance and re-orders.

Thank you for selecting the Sherwin-Williams Paint Company for this project. We appreciate your confidence in our products and their performance in the field. If I may be of any assistance in this or any other matter, I await your request.

Respectfully,

Jarvis Herring
(954)275-5328
Jarvis.L.Herring@sherwin.com



SHERWIN-WILLIAMS.

Project Scope

Inclusions: Perimeter Wall (Please See Association Map)

The contractor is to pressure clean the exterior surfaces to be painted. (see Pressure Washing Surface Preparation)

Seal all exterior surfaces to be painted (see Coatings Schedule)

(Sealants)(remove and replace as necessary.)(see Caulks & Sealants)

Masonry

- Wall Perimeter (Wall Facing Roads-Some Areas are Double Sided-see map)
- Wall Perimeter (Cap/Top on Both Sides-Residents Property/Top/Facing Road)
- Waterproof Caps of Small Walls
- Entrance Pylon Signs (Waterproof Cap)
- Waterproof Pillars
- Lift station
- Guard House
- Pump Walls (Only Lift Station Walls) The Pump Wall is for the Buildings
- 10 Entrance Walls Painted on Both Sides

Metal

- Fencing
- Entrance Gates

Wood

- Trellises
- Fencing

Misc.

- Signage Letters (Wood, Metal, Aluminum, PVC, Foam)
- Previously painted conduit, gutters, downspouts and service panels)

Choice of color may determine how many coats will be required to cover existing colors to be painted.

Exclusions

PVC Fence

Options:

- Anti-Graffiti Perimeter Walls

The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.



SHERWIN-WILLIAMS.

This document serves as a recommendation based on the condition of the property as developed in conjunction with the owners or the owner's representative. It serves as a resource and standardization for contractors to bid the project and is in no way a contract agreement. It is ultimately the responsibility of the contractors involved to satisfy the contract agreement. The owners may change the scope and materials after this document has been drafted. The final agreement/contract is between the general contractor/painting contractor/ and the property owner or the owner's representative. Sherwin-Williams recommendations strictly follow the technical data guidelines for the products specified.



**SHERWIN
WILLIAMS.**

Contractor shall strictly adhere to all applicable federal, state and local regulations associated with proper lead-safe work renovation, repair and painting practices and procedures. State and local regulations may be stricter than those set under the federal regulations. The federal practices and procedures are detailed in EPA's Lead Renovation, Repair and Painting Program Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifies associated with the RRP Rule pertaining to -Firm Certification, individual -Certified Renovator Certification, pre-work activities (notification & testing), occupant protection / work site preparation measures, safe work / prohibitive work practices, clean-up / cleanup verification / waste disposal / clearance testing (if applicable), record keeping, and worker training criteria can be obtained on EPA's website www.epa.gov/lead .

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children of pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as property fitted respirator (NIOSH approved) and proper containment and cleanup. For more information call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be stricter than those set under the federal RRP Rule.



Coating Schedule

Please note that all masonry finish coats specified within have been tested for and have passed the ASTM D6904-03 wind driven rain test.

Stucco, EIFS, and Other Masonry Surfaces

- A. **Prime Coat:** Loxon® Acrylic Conditioner (LX03x100 series) (applied 200-300 sq. ft. per gallon)
- B. **Repairs & Fresh Stucco:** Loxon® Concrete Masonry Primer/Sealer Latex (LX02W50) (applied 5.3-8 mils WFT or 2.1-3.2 DFT)
or
Loxon® Block Surfacers (LX01W200) (applied at 16 mils WFT or 8.8 DFT)
- C. **Finish Coat:** Resilience® Exterior Latex Satin (4 mils WFT or 1.6 DFT)

Wood

- A. **Prime Coat:** Prime new or bare areas using Exterior Latex Wood Primer (B42W8041) (4 mils WFT or 1.2 mils DFT)
- B. **Finish Coat:** Pro Industrial™ Waterbased Urethane Alkyd Enamel (B53 Series) (4-5 mils WFT or 1.4-1.7 mils DFT)

Ferrous Metal Railings

- A. **Prime Coat:** Pro Industrial™ Pro-Cryl Universal Metal Primer (B66 Series) (5-10 mils WFT or 2-4 mils DFT)
Kem Kromik® Universal Metal Primer (B50 Series)
- B. **Finish Coat:** Pro Industrial™ Waterbased Urethane Alkyd Enamel (B53 Series) (4-5 mils WFT or 1.4-1.7 mils DFT)

Waterproofing of Perimeter Small Walls and Pillars

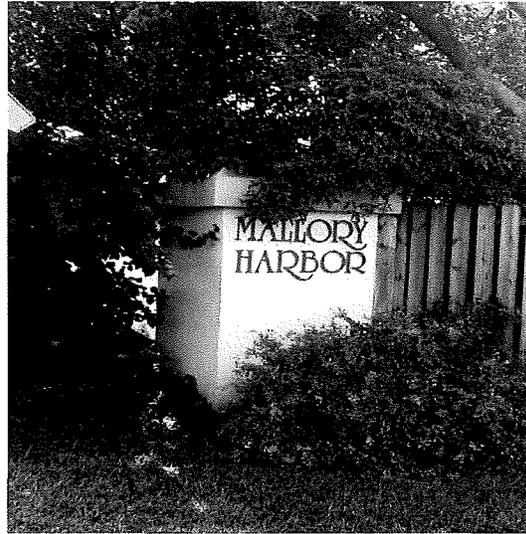
- A. **Prime Coat:** Loxon® Acrylic Conditioner (LX03x100 series) (applied 200-300 sq. ft. per gallon)
- B. **Two Coats:** Loxon® XP Waterproofing Masonry Coating (A24 Series) (14-18 mils WFT or 6.4-8.3 mils DFT)

Visit www.hcconcrete.com for product numbers, PDS, or other H&C product information & technical assistance. You can also call 1(800)867-8246



SHERWIN-WILLIAMS.

Problem Area Pictures/Substrate





Crack Repair

Identify all cracks in the existing substrates and repair per manufacturer's recommendation.

- A. For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- B. For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- C. For cracks deeper than 1/2 inch or wider than 1/4inch, backer rods should be used to fill the gap and to eliminate three point adhesions. See data sheet for additional information.

Caulks and Sealants

Execution

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify owner or owner's representative of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify owner or owner's representative of unsatisfactory preparation before proceeding.
- C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

Surface Preparation

- A. Clean all joints by removing any foreign matter or contaminants that would impede adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- B. Porous materials are usually treated by mechanical means and nonporous surfaces by a solvent wipe that is compatible with the building substrate being used. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
- C. Existing sealants intended to be painted should be tested to assure coatings will fully adhere. Silicone sealants cannot be painted unless tested and approved by Sherwin-Williams and Owner.
- D. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.
- E. Install backup materials as required to ensure that the recommended depth is regulated when using the backup material.
- F. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

Caulk & Sealant Installation

- A. Apply all caulks and sealants with manufacturer specifications in mind.



B. Do not apply to wet or damp surfaces.

1. Wait at least 30 days before applying to new concrete or masonry, or follow manufacturer's procedures to apply appropriate sealants prior to 30 days.
2. Wait until wood is fully dry after rain or morning fog or dew.

C. Apply sealants using methods recommended by manufacturer.

D. Uniformly apply caulks and sealants without skips, voids or sags. Tool bead to a consistent, smooth surface.

PVC, Plastic, Brick, Stone, Masonry, Marble, Stucco, Cementitious Siding, Vinyl Siding, Wood:

1. Exterior Polyurethane:
Sherwin-Williams Loxon S1

Concrete: Vertical Applications

1. Exterior Polyurethane:
Sherwin-Williams Loxon S1

Concrete: Horizontal Applications

1. Exterior Polyurethane:
Sherwin-Williams: Loxon SL1 One Component Self Leveling for Horizontal Surfaces

Gaps: Window & Door Frames

1. Interior/Exterior Insulating Foam:
Sherwin-Williams STOP GAP! Minimal Expanding Insulating Foam

Gaps: Large Areas

1. Interior/Exterior Insulating Foam:
Sherwin-Williams STOP GAP! Triple Expanding Insulating Foam

Glass: Glazing

1. Exterior Latex:
Sherwin-Williams White Lightning Window & Door Siliconized Acrylic Latex Glazing Compound

Glass: Non-Structural Sealing

1. Exterior:
Sherwin-Williams White Lightning All Purpose Silicone Ultra

Metal: Ferrous and Non-Ferrous

2. Exterior Polyurethane:
Sherwin-Williams Loxon S1 One Component Smooth

EIFS

1. Exterior Polyurethane/Silicone Hybrid:
Sherwin-Williams Loxon H1 One Component Polyurethane/Silicone Hybrid



Contractor Responsibilities

Pre-Bid

It is recommended that a pre-bid meeting be conducted with all interested parties attending. The purpose is to review the general requirements of the project and perform a general inspection. The meeting shall be assigned at the owner's discretion. The time, date, and place are also at the owner's discretion. Sherwin-Williams will also attend the meeting. It is the responsibility of the bidder to fully understand the scope of work and the conditions under which work is to be performed. Failure to attend shall not relieve a bidder from full performance of any contract awarded to the satisfaction of the solicitor. Bidders are strongly recommended to attend.

Scope of Work

Work in general includes surface preparation, surface repair, caulking, sealants, patching and application of the paint coating to the substrates and systems outlined in this specification and approved by owner or owner's agent.

Materials

1. All materials specified are from The Sherwin-Williams Company.
2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or www.paintdocs.com.
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.

Protection of Substrates Not to be painted

1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

Minimum Specifications

1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and painted to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.

Resolution of Conflicts

1. Contractor shall be responsible for stopping work and request prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.



Coordination of Work

1. The general contractor and subcontractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

Safety

1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative or by visiting www.sherwin-williams.com.
2. Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings.

Jobsite Visitation

1. The contractor shall be responsible for visiting the jobsite and familiarizing himself with the job and working conditions.
2. All work during application is subject to inspection by the owner or his representative.
3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check his application thickness as he proceeds.
4. Contractor and owner have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by any Sherwin-Williams representative.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of the owner, agent, or Sherwin-Williams representative.

Surface Preparation

1. Each surface shall be cleaned, scrapped, sanded and prepared as specified. The painting contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.
2. All deteriorated or delaminated substrates (i.e. wood, hardboard siding, T-111, stucco and masonry surfaces) shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications. Delaminating substrate is defined as a substrate surface that paint is being applied to lifting or peeling away from the previous coating/s or original substrate/s.
3. All exterior surfaces to be painted shall be pressure cleaned, scrapped to remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish (see Pressure Washing).
4. Thoroughly sand all glossy surfaces to create a profile for paint and/or primer to adhere to.
5. Apply caulks and sealants where appropriate. All existing underperforming caulks or sealants should be removed and replaced with sealant as specified. Allow sealant to cure for specified time in dry weather before paint is



applied. **NOTE:** It is recommended to apply all primers first and then apply sealant before topcoat is applied. See specified sealants section.

6. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be patched after priming coat is applied. Any wood that is rotten, cracked, delaminated or water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be prepared by sanding. Apply sealants to all joints between wood items with a specified sealant.
7. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to assure a visually aesthetic finished substrate. Any masonry surface should be toughly tested to assure the surface pH levels are within accepted range of coating/s to be applied.
8. Brick must be free of dirt, loose or peeling paint, loose and excess mortar, delaminating layers of the brick, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner. Any areas of breakage shall be patched and dried using specified Sherwin-Williams patching compound in accordance with Product Data Sheet instructions before coatings are applied.
9. All galvanized gutters and flashing should be thoroughly cleaned and sanded to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
10. All ferrous metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with wire brush attachment. Any rust spots or bare metal should receive the specified prime coat. Any hard, glossy surfaces should be sanded or dulled. Previously painted hand rails in sound condition should be washed down with a strong degreasing cleaner such as Krud Kutter, M-1 House Wash or Simple Green.
11. All vinyl siding should be clean thoroughly by scrubbing with a warm, soapy water solution. Rinse thoroughly. Do not paint vinyl siding with any color darker than the original color, unless the product and color are designed for such use. Painting with darker colors may cause siding to warp.
12. Cement Composition Siding/Panel/Fiber Cement Sidings: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Pressure clean, if needed, to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. The pH of the surface should be 12 or less, unless the products are designed to be applied to high pH substrates..
13. EIFS: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Remove and replace any peeling or delaminating surfaces. Replace EIFS to manufactures recommendation.

Moisture

All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking or sealant.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.



8. Painting in inclement weather.
9. Painting an un-dry substrate.
10. Un-caulked nail holes.

Pressure Washing & Surface Preparation

1. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 p.s.i. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 and sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
 - a. Tools: Stiff brush, garden pump sprayer or chemical injector power washer method.
 - b. Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

Application

1. Contractor shall be responsible for notification of owner's representative before beginning work if conditions substantially exceed Scope of Work.
2. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.
3. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
4. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
5. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple. The finished paint film should be a consistent color and sheen to provide a uniform appearance.
6. All coats shall be dry to manufacturer's instructions before applying additional coats.
7. Any masonry surface with an elevated pH level or -hot spots shall be sealed with a suitable primer/sealer prior to application of finish coat. High pH is considered at a level of 12 pH or greater.
8. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of owner. This shall be finished with materials specified and shall be called a PilotWall.
9. Exterior doors with paintable tops, bottoms, and side edges should be painted or sealed using the Door Manufacturer's paint specification and recommendations.
10. Building by building inspections will be made by the owner or his representative. If requested, a Sherwin-Williams representative may participate in these visits for technical consultation.
11. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.



12. Elastomeric coatings shall not be applied directly over pre-existing elastomeric coatings.
 13. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).
-

Workmanship & Application Conditions

1. Keep surface dust, dirt and debris free before, during, and after painting, until paint is cured.
2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.
3. All work shall be accomplished by persons with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. Paint all previously painted surfaces, including, but not limited to: stair systems, light poles and fixtures, pool fence, and underside of balconies. Any potentially hazardous substrate shall be reviewed with owner and owner's agent. All necessary safety precautions must be fully taken to ensure worker's safety.
6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e., windows, outdoor carpeting, walkways, etc.
7. Owner shall provide water and electricity from existing facilities.
8. Normal safety and —wet paintll signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
9. A progress schedule shall be furnished by the contractor to the owner for approval and shall be based on the contract completion date. Contractor shall advise the owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the owner to prepare for the work, advise residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.
11. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).

Weather

1. All materials are to be applied in accordance with the product data page in regards to weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.
2. Do not begin painting until surfaces are moisture free.



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Color Schedule

1. To be approved by owners.
2. The owner and project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for the owner, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coats.

Custodian

1. Upon conclusion of the project, the Contractor or paint manufacture/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams —Custodian Project Color and Product Information report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.



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Find the perfect color anywhere, anytime with ColorSnap® Visualizer for mobile.

<https://www.sherwin-williams.com/homeowners/color/try-on-colors/colorsnap-mobile>

This specification has been written for the purpose of identifying the products and procedures to be followed based upon the scope of work herein defined. A preliminary visual inspection was performed prior to writing these specifications. However, the inspection and these specifications do not necessarily encompass certain preexisting conditions and/or inherent problems that may exist in the building structure. These conditions may be, but are not limited to: faulty roof or window structures, stucco and/or masonry degradation, loose railing stanchions and/or any other existing conditions which may directly or indirectly affect the adhesion and performance of any newly applied coating system. Therefore, it may be necessary to solicit the expertise of an engineer to determine any additional remedies to be implemented in conjunction with these specifications.

Specifications or label directions should be thoroughly understood and followed to comply with all warranty requirements. Any deviation from this specification, product label directions, or product data pages without consent from the appropriate management of Sherwin-Williams may result in the voiding of all warranties. The contractor will be solely responsible for all warranty claims made on any warranty that has been found void.

*This specification has been prepared for your project by
The Sherwin-Williams Company*



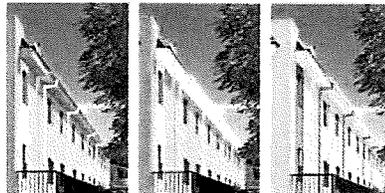
5 EASY STEPS TO A GREAT EXTERIOR FINISH FOR YOUR MULTI-FAMILY PROPERTY

Keeping your communities looking fresh is an investment that pays off by helping you attract and retain residents. Count on Sherwin-Williams to deliver all the high-quality solutions to minimize costs, achieve long-term value and enhance your net operating income (NOI) - All in 5 easy steps.

#1 ASK YOUR SHERWIN-WILLIAMS REPRESENTATIVE TO SURVEY YOUR EXTERIOR. They will identify the surface prep needed and write a paint specification. This specification will detail the correct paint system to use to meet your performance expectations, timeline and budget.



#2 PHOTO IMAGING SERVICE- you'll be shown a range of color combinations to help you select the most appealing color scheme for your community. Ask your Sherwin-Williams representative.



#3 HIRE AN EXPERIENCED PAINTING CONTRACTOR who can do the work specified.



As the work is underway, your Sherwin-Williams representative can visit the project frequently to **ENSURE THAT THE JOB RUNS SMOOTHLY.**



Once your project is complete, your representative can provide a **CUSTODIAN REPORT** detailing all of your products and colors for easy future maintenance.





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SITE VISIT SUMMARY

Property/Project: City/State:

Painting Contractor:

SW Rep Name & Territory:

Servicing Store:

Warranty Years:

Warranty Type: Material / Labor & Material

Waterproofing Warranty: Y / N

Project Stage: Preparation / Priming / Painting / Final Walkthrough

Date of Visit:

Weather Conditions:

Field Observations (Preparation, Priming, and Finishing Notes):

pH – 1. _____ 2. _____ 3. _____ 4. _____

Area(s) that were pH tested:

Wet Mills Applied During Visit – 1. _____ 2. _____ 3. _____ 4. _____

Area(s) that mills were recorded from:

Additional Notes:

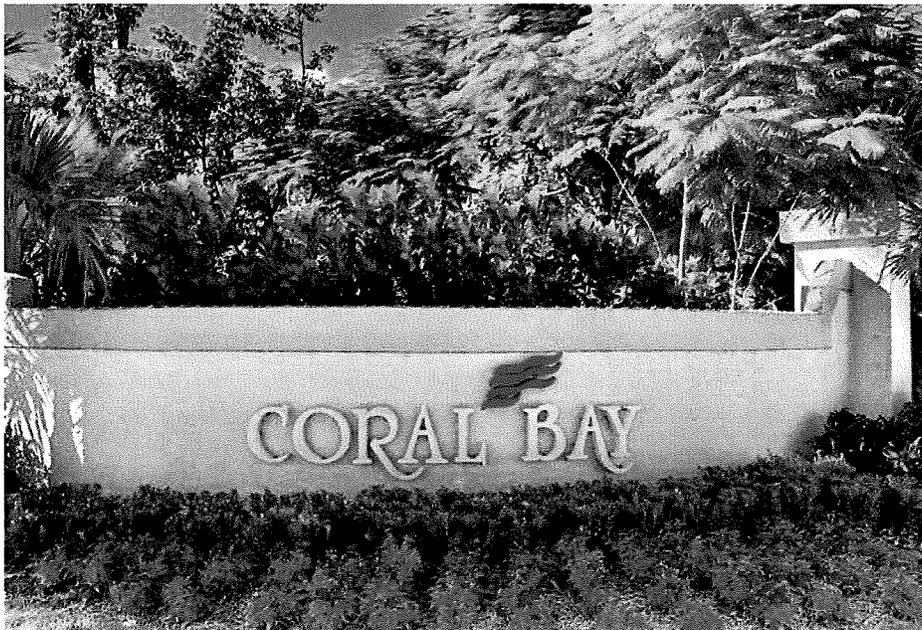




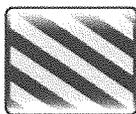
RECOMMENDATION FOR REPAINT

PROJECT:
CORAL BAY
10 YEAR MATERIALS AND LABOR WARRANTY
NON PRO RATED

Date: October 29, 2018



BRENT COHEN
PPG PAINTS, INC.
FLORIDA REGION



PPG
PORTER® PAINTS

EXTERIOR PAINTING RECOMMENDATIONS

Project:

3101 S. Bay Dr.
Margate, FL, 33063

Prepared For:

Julio Padilla
Coral Bay Property Manager Governmental
Management Services
Jpadilla@gmssf.com
954-721-8681 Ext 213

Date: Oct 29, 2018

After careful inspection of the surfaces on Coral Bay these are the recommendations for a PPG Porter Paints exterior repaint.

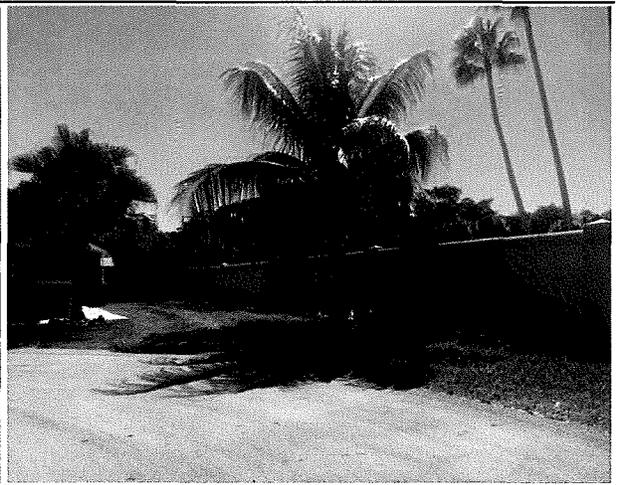
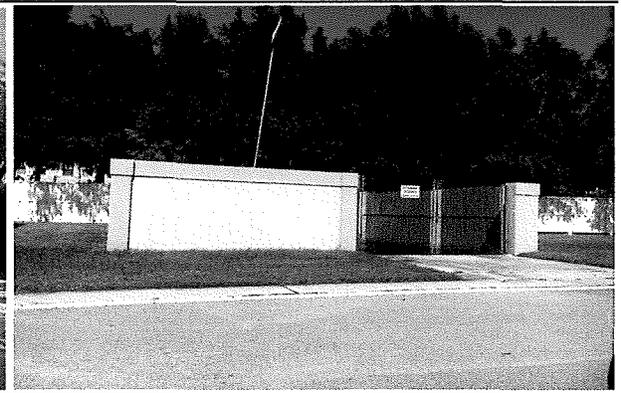
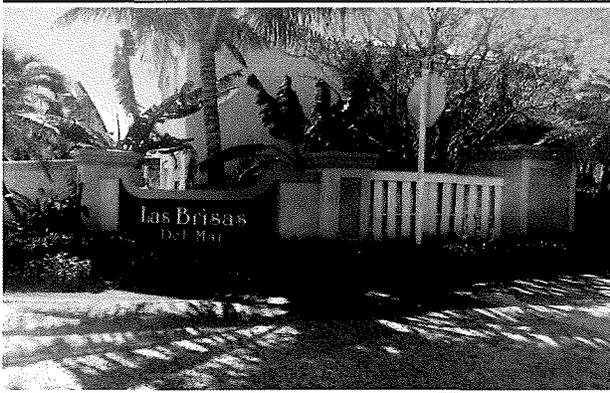
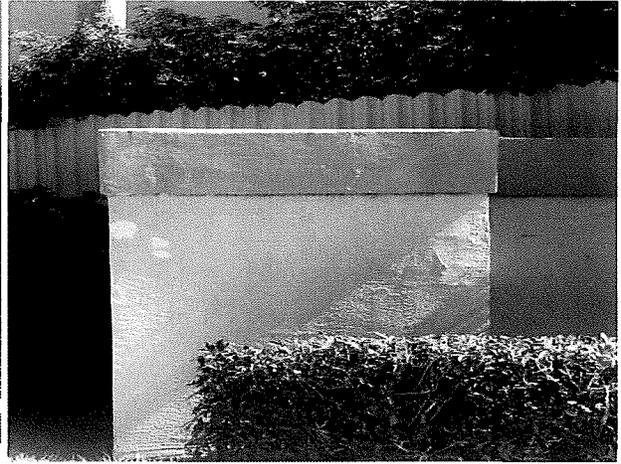
The PPG Factory Representative will make inspections while the application is in progress to ensure a quality application. The TEN (10) Year "Material & Labor" Warranty will be issued upon completion and acceptance.

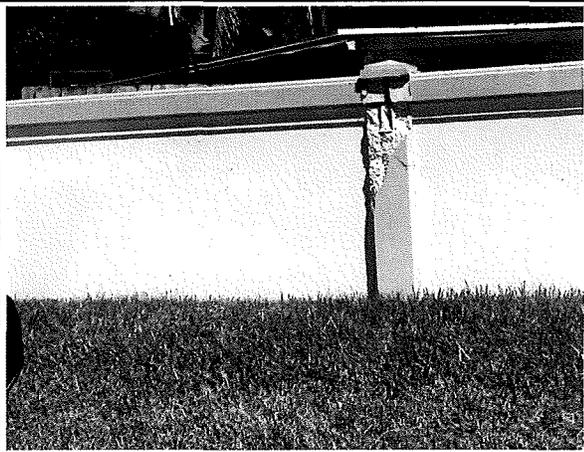
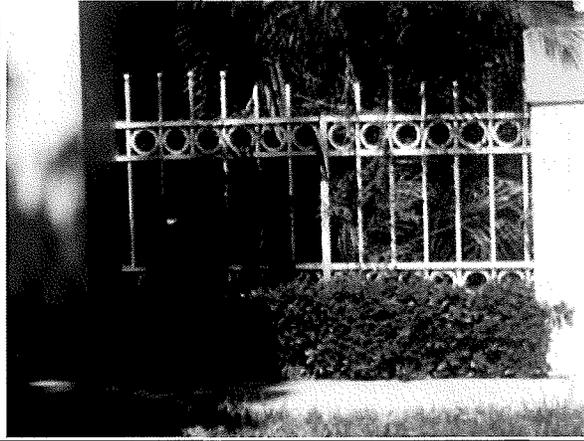
If there are any questions concerning these recommendations, please do not hesitate to contact me at the number below.

Sincerely,

Brent Cohen

Brent Cohen
Account Development Manager
Condo / H.O.A. / Multi-Family / Commercial
Cell: (954) 540-4762
Email: Brent.cohen@ppg.com





SCOPE

1.1 General

The work required consists of all preparation, painting, finishing work and related items necessary to complete work described in the recommendations and listed in the Painting Schedule herein.

1.2 Scope of Work

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

- a. Pressure washing all exposed exterior surfaces to receive paint.
- b. Caulking of all exposed cracks, voids around window openings, and doors.
- c. Masonry Repair/Patching.
- d. Coating of substrates.

2. SUBSTRATES NOT TO BE PAINTED

- 2.1 Surfaces not to be painted shall be left completely free of droppings and accidentally applied materials resulting from work required under this recommendation. In general, surfaces such as aluminum, chromium, copper, lead, stainless steel, and plastics shall not be painted.

3. MATERIALS

3.1 Specified Materials

- a. All materials are to be supplied by the PPG Paint Store.
- b. All paints shall be delivered in the original and unopened containers, plainly marked with proper designation of the product and color.
- c. The paint shall be used and applied per the label and data sheet instructions and the paint shall not be modified or extended other than provided for in these instructions. The correct surface preparations and condition of surface shall be rigidly adhered to. Data sheets may be obtained from the local PPG Paint representative.
- d. All coating materials shall be subject to inspection by OWNER or his designate.

4. MATERIAL, EQUIPMENT AND LABOR

- 4.1 The painting contractor shall furnish all labor, tools, equipment, scaffolding, and/or other structure and supervision required for the cartage, unloading, storage, surface preparation, application, and cleanup of the paint and allied products covered by this Recommendation.

5. MINIMUM RECOMMENDATIONS

5.1 If instruction contained in the Recommendation, bid documents, or the Painting Schedule are at variance with the paint manufacturer's instructions or the applicable standards and codes listed, surfaces shall be prepared and paint applied to suit manufacturers published data sheets and instructions.

6. SAFETY

6.1 All pertinent safety regulations, both owners and OSHA's shall be adhered to rigidly. In addition all safety precautions noted on the manufacturer's Product Data Sheets, Product Labels and Material Safety Data Sheets (MSDS) are available from the local PPG Paint Store.

7. RESOLUTION OF CONFLICTS

7.1 The contractor shall be responsible for requesting prompt clarification when instructions are lacking, conflicts occurring in the recommendation and/or paint manufacturer's literature, or the procedure specified is not clearly understood.

8. COORDINATION OF WORK

8.1 The contractor shall be responsible for coordination of his work with other crafts and contractors working at the project site and with OWNER.

9. JOB SITE VISITATION

9.1 The contractor shall be responsible for visiting the project site and familiarizing himself with the job and working conditions.

10. SURFACE PREPARATION

10.1 **General**

- a. All surfaces to be painted shall be thoroughly washed under high pressure incorporating a solution of water and TSP to completely remove all dirt, dust, chalking, grime, and loose flaking paint. To remove mold or mildew, add hypochlorite type household bleach to the washing solution. Wear protective glasses, rubber gloves, and suitable protective clothing to avoid eye or skin irritation. Thoroughly rinse all residues possible from the cleaning solution.
- b. Surfaces shall be clean, dry, and adequately protected from dampness prior to painting.
- c. Surfaces shall be free of any foreign material, which may adversely affect adhesion or appearance of applied coating.

10.2 Ferrous Metal

Previously Painted Surfaces

- a. Should be thoroughly cleaned free of dirt and/or other contaminants.
- b. All loose or peeling paint should be removed by scraping, sanding, and/or wire brushing.
- c. All rust spots should be removed by sanding and wire brushing.
- d. Hard or glossy paints should be dulled by sanding to insure maximum adhesion.

10.3 Masonry Substrates

- a. Sealer is to be applied within 72-hours of pressure cleaning and it may be applied by roller, brush or spray (not to exceed 300 square feet per gallon). Use PPG Perma-Crete Interior/Exterior Acrylic Masonry Surface Sealer 4-808/4-809.
- b. After the stucco cures apply a skim coat of PPG Perma-Crete Pitt-Flex Elastomeric Brush Grade Patching Compound 4-1000 Series on the area where the new stucco joins the older material. This procedure is done to avoid future cracks at the interface.

Note: Testing for coverage and other conditions related to this project is the contractor's responsibility.

10.4 Masonry Repair & Patching Procedures

- a. Prior to any masonry patching all cracks shall be sounded out, cut out, and sealed with the specified bonding sealer.
- b. Cracks less than 1/32" will be cleaned, primed with a sealer, and with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series for added strength.
- c. Cracks between 1/32" & 5/64" will be V'd out, cleaned, primed with a sealer, then filled and covered with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- d. Cracks greater than 5/64", stairway block cracks or large movable cracks, will be dug out, cleaned, primed with sealer, then filled with PPG PITT-FLEX ELASTOMERIC ACRYLIC URETHANE SEALANT or approved equal. After the caulking cures completely apply by trowel or putty knife a coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- e. Areas where hairline cracks from a spider web pattern, will have applied a trowel coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- f. Unforeseen conditions can arise while doing the normal masonry crack repair. Should the Contractor find any area(s) of loose, disbonding or hollow sounding masonry; notify the Owners Project Representative immediately

Any additional masonry replacement must be approved in writing by the Owners Project Representative. This additional work is to be handled on a time and material basis.

- g. Concrete primer and concrete patching material shall be approved by the Project Representative before application.
- h. All vines and other plants attached to the stucco should be removed.
- i. All chalk, mud stains, mildew, efflorescence, and any other contaminants or stains should be removed by pressure washing and scrubbing, utilizing detergents or other chemicals as required to remove the stains or contaminates. Failure to completely clean the surface could result in stains bleeding through the finish coat of paint and/or failure of the topcoat to adhere properly. Any areas where stains cannot be completely removed should be tested for tendency of stains to bleed through the newly applied coating prior to painting the entire surface.

10.5 **Caulking**

- a. All caulking will be checked for deterioration, cracking, splitting and loss of adhesion. Where signs are present, old materials will be dug out and replaced with a continuous bead of caulking, tooled in a professional manner. All caulking that is to be re-applied, will be wiped with a solvent to remove all surface dirt or any other substances that may affect the bond of the new caulking material. This procedure is for sound caulking.
- b. Utilize as the caulking standard PPG Porter TOP GUN 400 Elastomeric Acrylic Urethane Sealant PP1418, where needed.

11. **COATING APPLICATION**

11.1 **Workmanship. General**

- a. Only skilled mechanics shall be employed. Application may be by brush, Spray & Back-Roll
- b. The contractor shall protect his work at all times and shall protect all adjacent areas by suitable covering or other method during progress of his work. He shall remove all paint spots from concrete and other surfaces. He shall remove all rubbish and accumulated materials of whatever nature not caused by others and shall leave his work area in a clean, orderly and acceptable condition.
- c. Remove and/or protect hardware, accessories, factory finished work and similar items. Upon completion of each area, the contractor shall carefully replace all removed items.
- d. All materials should be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles, and excessive roller stipple.
- e. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, the surface shall be covered by additional coats until the paint film is of uniform finish, color, appearance, and coverage, at no additional cost to OWNER or The PPG Paint Company.
- f. All coatings shall be applied in a workmanlike manner without brush marks or other defects.
- g. Drying time between coats shall be per label instructions.

- h. Thinning shall be done only if necessary for the workability of the material and then only in accordance with label instructions using only the recommended solvents.
- i. No coating should be applied when the SURFACE TEMPERATURE is below 50 F or above 100 F.

12. COLOR SCHEDULE

- 12.1 To be selected by OWNER.

13. SITE VISITS:

- 13.1 After surface preparation is completed on each building, it shall be inspected and approved by OWNER or his designate.
- 13.2 After prime coat is applied, it shall be inspected and approved before applying finish coat.
- 13.3 All work during application is subject to inspection by the OWNER or his designate.
- 13.4 When painting is completed, an inspection will be made to determine if recommendations were followed prior to final approval.
- 13.5 Any questions concerning these recommendations should be clarified prior to commencing job.
- 13.6 Any changes to these recommendations would require the written approval of the OWNER or his designate.

14. PERMITS AND INSURANCE

- 14.1 The contractor shall obtain, at his own expense, all permits, licenses, and inspections and shall comply with all laws, codes, and ordinances promulgated by authorities having jurisdiction which may bear on the work.
- 14.2 The contractor agrees to maintain, at his own expense, insurance policies in such an amount and payable in such a manner as will protect the customer and contractor, including Workman's Compensation, in statutory amounts and Public Liability Insurance. The contractor is to take all necessary and reasonable safeguards to protect the public and all parties during the course of work.
- 14.3 The contractor shall indemnify and save the customer and all his agents and employees from all suits, actions or claims of any characters, name or description brought for or on account of any injuries or damages received or sustained by any person or persons or property on the account of neglect or fault of the contractor, his agents or employees in the execution of said contract.
- 14.4 Lien Waivers required before final draw.
- 14.5 Certificate of Insurance, naming the owner or his designate CO-insured, copy provided at start of work.

15. Coral Bay Perimeter Walls and Entrance Signs Scope

Exterior Caulking: Utilize PPG Top Gun 400 Elastomeric Acrylic Urethane Sealant 1418:

Existing sealants are to be inspected for signs of deterioration. Completely remove sealants where and clean the void to a sound substrate. Apply primer / sealer prior to the installation of the sealant. It is the Contractors obligation to reduce the "Open Time" of prepared joints to receive the specified sealant.

EXTERIOR PERIMETER WALLS AND ENTRANCE SIGNS

Pretreatment: Pressure clean **fungicide** & rinse clean (minimum 3000 PSI)

Pretreatment: Scrape to stability all loose & bubbled coatings.

Pretreatment: Perform all necessary repairs to cracks and voids as outlined within section 10.4

1st Coat: PPG Perma-Crete **Pigmented Acrylic Surface Sealer #4-603. (1.0 Mills DFT)**

2nd Coat: PPG Permacrete **4-422 Satin Acrylic Exterior Paint Series (3.0-5.6 Mills DFT)**

Exterior "Metal" Fencing Systems:

Pretreatment: Pressure / Hand clean, **Fungicide** & Rinse clean.

Pretreatment: Lightly scuff sand all areas & then solvent wipe.

1st Coat: PPG Multi-Prime (DEV-GUARD) Phenolic Alkyd Primer #4360 Series.

2nd Coat: PPG PITT-TECH PLUS / DEV-FLEX #4216- Series.

Exterior Wood Entrance Pergola:

Pretreatment: Hand clean with bleach and water and rinse clean.

Pretreatment: Lightly scuff sand all areas to promote adhesion & then solvent wipe clean.

Pretreatment: Feather sand all peeling areas to stability & solvent wipe.

Pretreatment: Spot prime (wood) with PPG Seal Grip Acrylic Universal Primer #17-921.

1st Coat: PPG Porter "ADVANTAGE 900" Semi-Gloss Acrylic #919 Series.

NOTE: Additional Finish Coat may be required if Color Change

Exterior "Wood":

Pretreatment: Pressure clean, Fungicide and rinse clean.

Pretreatment: Scrape & Feather sand all peeling areas to stability.

1st Coat: PPG Seal-Grip 100% Acrylic Primer #17-921 Series. (Tinted)

2nd Coat: PPG Porter "ADVANTAGE 900" Semi-Gloss Acrylic #919 Series.

OPTION 1 Clear Protective Coating for Perimeter wall

Pretreatment: Pressure clean, Fungicide and rinse clean.

Pretreatment: Scrape & Feather sand all peeling areas to stability.

1st Coat: Breakthrough Clear Satin V51-410

2nd Coat: Breakthrough Clear Satin V51-410

INCLUSIONS

Masonry Surfaces

- All entrance walls (both sides)
- Perimeter walls (See Map Attached)
- Double sided wall in some areas
- Remove and replace caulk as needed
- Waterproof column caps
- Guard House
- Entrance Pylons
- Pump wall
- Lift Station

Wood

- Trellises
- Fencing

Metal

- Fencing
- Entrance gates

Other

- Signage letters
- All previously painted surfaces

EXCLUSIONS LISTED BELOW

- PVC Fencing
- All other areas and substrates not specifically mentioned.

Architectural Coatings

PERMA-CRETE 100% Acrylic High Build Interior/Exterior Satin

GENERAL DESCRIPTION

Perma-Crete 100% Acrylic High Build is specifically designed for interior and exterior, above ground, masonry substrates requiring high performance protection. It is alkali and efflorescence resistant. *Perma-Crete* 100% Acrylic High Build provides resistance against water, UV light, staining and is breathable. It passes ASTM D6904-3 for wind driven rain. *Perma-Crete* 100% Acrylic High Build provides a durable exterior coating and provides an option between conventional acrylics and elastomeric coatings. This *Perma-Crete* high build topcoat is ideal for high-rise apartments and condominiums, tilt-up warehouses, hospitals, schools, concrete parking garage overheads, hotels, resorts and residential homes.

RECOMMENDED SUBSTRATES

Brick	Fiber Cement Siding	Tilt-Up
Concrete	Masonry	
Concrete Block (CMU)	Stucco	

CONFORMANCE STANDARDS

VOC compliant in all regulated areas

TINTING AND BASE INFORMATION

4-422	White
4-426	Midtone Base*
4-440	Ultra Deep Base*

*Must be tinted before use.

Refer to color formula book, computer color matching system, or automatic tinting equipment for color formulas and tinting instructions.

FEATURES AND BENEFITS

Features

- Exceptional dirt resistance
- Excellent flexibility and durability
- Resists Wind Driven Rain
- High Build
- Tensile Strength
- Mildew resistant coating
- UV resistance
- Alkali Resistance
- Application down to 35°F (2°C)

Benefits

- Stays clean
- Resists cracking and peeling due to movement of the substrate
- Water resistance requires 2 coats of a pinhole free film
- Provides more protection in fewer coats than conventional paints
- Film integrity is maintained when expansion and contraction occurs
- Mildew and fungal growth resistance on the paint film
- Looks new
- Can apply to fresh concrete at 7 days and a pH less than 13
- Extends painting season

PERFORMANCE DATA

Property	Test Method	Results
Resistance to Wind Driven Rain	ASTM D6904-03	Passes: pinhole free film, two coats; 4-422 <i>Perma-Crete</i> High Build @ 5 mils DFT per coat
Tensile Strength	ASTM D2370	652 psi
Flexibility	ASTM D1734	Passes
Mildew Resistance	ASTM D5590	No growth
Water Vapor Permeance	ASTM D1653	18 perms @ 4.9 DFT

PRODUCT DATA

PRODUCT TYPE:	100% Acrylic
SHEEN:	Satin
VOLUME SOLIDS*:	43% +/- 2%
WEIGHT SOLIDS*:	56% +/- 2%
WEIGHT/GALLON*:	10.8 lbs. (4.9 kg) +/- 0.2 lbs. (91 g)
VOC:	<100 g/L (0.8 lbs./gal.)

*Product data calculated on product 4-422

COVERAGE: 125 to 225 sq. ft. (11.6 to 20.9 sq. m) per US gal. (3.78L)

Wet Film Thickness:	7 mils to 13 mils
Wet Microns:	178 to 330
Dry Film Thickness:	3.0 mils to 5.6 mils
Dry Microns:	76 to 142

Coverage figures do not include loss due to surface irregularities and porosity or material loss due to application method or mixing.

DRYING TIME: Dry time @ 77°F (25°C); 50% relative humidity.

To Touch:	1 hour
To Recoat:	4 hours

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement.

CLEANUP: Clean tools and hands immediately with warm, soapy water.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: Over 200°F (93°C)

Read Label and Safety Data Sheet Prior to Use. See other cautions on last page.

GENERAL SURFACE PREPARATION

Surfaces to be coated must be dry, clean, sound, and free from all contamination including loose and peeling paint, dirt, grease, oil, wax, concrete curing agents and bond breakers, chalk, efflorescence, mildew, rust, product fines, and dust. Remove loose paint, chalk, and efflorescence by wire brushing, scraping, sanding, and/or pressure washing. Repair all moisture problems. Blistering and peeling issues are commonly caused by moisture behind the paint film. Putty all nail holes and caulk all cracks and open seams. Sand all glossy, rough, and patched surfaces. Feather back all rough edges to sound surface by sanding. When applied to an uncoated substrate, two coats are required, with the first coat acting as the primer. After cleaning, chalky and porous masonry surfaces may be primed with *PERMA-CRETE* Exterior Masonry Surface Sealer 4-808 (Clear) or 4-809 (Pigmented). Tilt up concrete surfaces may be primed with one coat of *PERMA-CRETE* Interior/Exterior Acrylic Latex Alkali Resistant Primer 4-603XI.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust or fumes. LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a properly fitted NIOSH-approved respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the USEPA National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. In Canada contact a regional Health Canada office. Follow these instructions to control exposure other hazardous substances that may be released during surface preparation.

BRICK: New brick and mortar should cure for at least 7 days and preferably 30 days prior to painting. The pH of the substrate must be less than 13. Painting glazed brick is not recommended due to potential adhesion problems.

CONCRETE and MASONRY: New concrete should cure for at least 7 days and preferably 30 days prior to painting. The pH of the substrate must be less than 13.

CONCRETE/MASONRY BLOCK: Mortar should cure for at least 7 days and preferably 30 days prior to painting. Surfaces previously coated with water thinned cement-based paint must be prepared with extra care. If the material appears to be adhering tightly, a masonry sealer may be applied to seal the surface. Check adhesion by applying a piece of masking tape. If the sealer peels off and has loose particles, remove all chalking or crumbling material, re-seal and re-check adhesion.

FIBER CEMENT: Fiber cement siding and trim may present potential adhesion, alkali burn, and efflorescence problems. New board should be aged for at least 7 days and preferably 30 days prior to priming and painting. The pH of the substrate must be less than 13 and the moisture content must be less than 12% prior to priming and topcoating. All cracks and opens seams should be caulked to prevent water penetration. Preprimed board from the manufacturer may not be uniformly or completely sealed. It is recommended that an alkali resistant primer be applied to ensure complete and uniform sealing prior to topcoating.

STUCCO: New stucco should cure for at least 7 days and preferably 30 days prior to painting. The pH of the substrate must be less than 13. Surface chalk from the curing or aging process should be removed then sealed with an appropriate sealer to rebind and restore the surface to a sound condition.

TILT-UP or PRE-CAST CONCRETE: New tilt-up or pre-cast should cure for at least 30 days and preferably 90 days prior to priming and painting. The pH of the substrate must be less than 13 before priming with an alkali resistant primer. Moisture content should be less than 12% prior to priming and topcoating. All bond breakers, release agents, and admix plasticizers must be removed to prevent adhesion problems. Bond breakers and similar surface contaminants should be removed as directed by the tilt-up manufacturer which can include specific cleaners, powerwashing, and/or surface profiling by mechanical methods. Surface chalk from the curing or aging process should be removed then sealed with an appropriate sealer to rebind and restore the surface to a sound condition. Additional surface preparation guidelines can be found by referring to Technical Bulletin AF-2008-8 Guide on Painting Tilt-Up Concrete. Information or a copy of the bulletin can be obtained by calling 1-800-441-9695.

RECOMMENDED PRIMERS

Product is self-priming in most applications, but other primers that can be used are:

Brick	4-808, 4-809, 4-898, 4-2, 4-503, 4-603XI, 17-921XI
Concrete Block (CMU)	4-100XI, 4-2, 4-503, 4-603XI, 17-921XI
Concrete/Masonry	4-808, 4-809, 4-898 4-503, 4-603XI, 17-921XI
Fiber Cement Siding	4-503, 4-603XI, 17-921XI
Stucco	4-808, 4-809, 4-898, 4-503 4-603XI, 17-921XI
Tilt-Up/Precast Concrete	4-603XI, 17-921XI

PACKAGING

5-Gallon (18.9 L)

Architectural Coatings

PERMA-CRETE 100% Acrylic High Build Interior/Exterior Satin

LIMITATIONS OF USE

Apply only when air and surface temperatures are above 35°F (2°C) and surface is at least 5°F (3°C) above the dew point. Air and surface temperatures must remain above 35°F (2°C) for the next 24 hours. For optimum application properties, bring material to at least 50°F (10°C) prior to application. Surface pH limitation is 7-13. Avoid exterior application late in the day when dew and condensation are likely to form or if rain or snow is expected. Not recommended for use on surfaces demonstrating hydrostatic or high vapor pressure or for immersion service. Do not use on floors. Always back roll the surface when applied by spray to achieve a pinhole free film.

PROTECT FROM FREEZING. USE WITH ADEQUATE VENTILATION. KEEP OUT OF REACH OF CHILDREN.

While this product provides a mildew resistant coating, growth may still occur if the substrate is not properly prepared prior to painting and/or if the substrate is consistently exposed to conditions conducive to mold, mildew, and algae.

APPLICATION INFORMATION

Stir thoroughly before use. Read all label and Safety Data Sheet (SDS) information prior to use. SDS are available through our web site or by calling 1-800-441-9695.

Application Equipment: Apply with a high quality brush, roller or by spray equipment. When using more than one container of the same color, intermix to ensure color uniformity. Apply one or two coats as required. Two pinhole free coats at five mils DFT each (10 mil DFT total) are required for wind driven rain protection.

Airless Spray: Minimum requirements: Pressure 1800-2400 psi, tip 0.017" - 0.021", flow rate 1.0 gal/minute. Spray equipment must be handled with due care and in accordance with manufacturer's recommendations. High pressure injection of coatings into the skin by airless equipment may cause serious injury.

Brush: High Quality Polyester/Nylon Brush

Roller: 3/8" - 3/4" nap synthetic roller cover

Thinning: Do not thin.

Permissible temperatures during application:

Material:	35 to 100°F	2 to 38°C
Ambient:	35 to 100°F	2 to 38°C
Substrate:	35 to 100°F	2 to 38°C

PRECAUTIONS

WARNING! HARMFUL IF INHALED. HARMFUL IF SWALLOWED. MAY CAUSE ALLERGIC SKIN REACTION. Sanding and grinding dusts may be harmful if inhaled. Do not breathe vapor or mist. Do not swallow. Do not get on skin or clothing. Keep container tightly closed and sealed until ready for use. Wash thoroughly after handling. Provide fresh air ventilation during and after application and drying. Avoid the inhalation of dust, particulates, spray or mist arising from the application of this preparation. Use personal protective equipment as required. **Note: These warnings encompass the product series. Prior to use, read and follow product-specific SDS and label information.** **FIRST AID:** If swallowed, rinse mouth with water (only if the person is conscious). Call physician immediately. Do not induce vomiting unless directed to do so by medical personnel. If in eyes, rinse with water for 15 minutes. Check for and remove any contact lenses. In case of contact, immediately flush skin with plenty of water while removing contaminated clothing and shoes. Get medical attention if irritation develops. If inhaled, remove to fresh air. Call physician immediately. Keep out of the reach of children. For workplace use, an SDS is available from your retailer or by calling (412) 492-5555. EMERGENCY SPILL INFORMATION: (412) 434-4515 (U.S.).

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4-422 - 12/2017

**Made in the
USA**

Architectural Coatings

Break-Through! Interior/Exterior Satin Water-Borne Acrylic

GENERAL DESCRIPTION

A versatile, ultra-durable water-borne acrylic, *Break-Through!*, is formulated to bond to some of the most difficult substrates including fiberglass, ceramic tile, laminate, and many plastics. The interior/exterior satin finish offers very fast dry and outstanding early block resistance for increased productivity with less down time. *Break-Through!* provides hardness similar to or better than standard alkyds but maintains flexibility to endure extreme bends and deformation without cracking and peeling. *Break-Through!* is ideal for doors, windows, shelving, fixtures, trim, wood and concrete floors.

RECOMMENDED SUBSTRATES

Aluminum	Galvanized Steel
Ceramic Tile	Gypsum Wallboard-Drywall
Concrete	Interior Wood
Concrete/Masonry Block	Laminate
Ferrous Metal	Plaster
Fiberglass	Vinyl and Architectural Plastics

CONFORMANCE STANDARDS

VOC compliant in all regulated areas
Can earn LEED 2009 credit

APPLICATION INFORMATION

Stir thoroughly before using and occasionally when in use. Prime all necessary surfaces with an appropriate PPG primer prior to application of the product. When using more than one container of the same color, intermix to ensure color uniformity. Do not mix with solvent-type paints or with paint solvents. USE WITH ADEQUATE VENTILATION. KEEP OUT OF REACH OF CHILDREN. Read all label and Material Safety Data Sheet (MSDS) information prior to use. MSDS are available through our website or by calling 1-800-441-9695.

Application Equipment: Apply with a high quality synthetic brush, roller, paint pad, or by spray equipment. Where necessary, apply a second coat.

Airless Spray: Pressure 2000 psi, tip 0.009" - 0.013". Best results are achieved using a fine finish tip.

Spray equipment must be handled with due care and in accordance with manufacturer's recommendation. High-pressure injection of coatings into the skin by airless equipment may cause serious injury.

Brush: High quality polyester/nylon brush

Roller: 3/16" - 3/8" nap roller cover.

Thinning: No thinning required for airless or air-assisted airless application. Reduce 5-10% with clean water for conventional spray, HVLP and brush applications.

Permissible temperatures during application:

Material:	50 to 90°F	10 to 32°C
Ambient:	50 to 90°F	10 to 32°C
Substrate:	50 to 90°F	10 to 32°C

FEATURES / BENEFITS

Features

- Outstanding early block resistance
- Excellent adhesion
- Very good hardness
- Very quick dry
- Excellent flow & leveling
- Flexible
- Resistant to household chemicals

Benefits

- Provides tack free film ideal for doors, windows, shelving
- Bonds to a wide variety of difficult substrates
- Durability and hardness similar or better than conventional alkyds
- Dry to touch in 15-20 minutes; reducing down time
- Provides enamel smooth finish
- Withstands bends with no cracking or peeling
- Ideal for use in areas requiring frequent cleaning with mild household cleaners or light duty industrial cleaners

TINTING AND BASE INFORMATION

Refer to the appropriate color formula book, automatic tinting equipment, and/or computer color matching system for color formulas and tinting instructions. The bases can be tinted with 96 /9600 line or 896 colorants.

V51-410	White and Pastel Base
V51-420	Midtone*
V51-430	Deeptone*
V51-440	Ultra Deep*
V51-V	Clear
V51-90	Wrought Iron Black

*Must be tinted before use.

Some colors, drastic color changes, or porous substrates may require more than one coat to achieve a uniform finish. Safety colors and high chroma colors should be tinted with 896 colorants for optimum performance.

PRODUCT DATA

PRODUCT TYPE:	Water-borne Acrylic
SHEEN:	Satin: 20 to 30 (60° Gloss Meter)
VOLUME SOLIDS*:	33% +/- 2%
WEIGHT SOLIDS*:	44% +/- 2%
VOC*:	<50 g/L (0.4 lbs./gal.)
WEIGHT/GALLON*:	10.1 lbs. (4.6 kg) +/- 0.2 lbs. (91 g)

*Product data calculated on product V51-410.

COVERAGE: Approximately 300 to 350 sq. ft./gal. (27.9 sq. to 32.5 m) per U.S. gallon (3.78L) depending on surface texture and porosity.

Wet Film Thickness:	4.0 mils
Wet Microns:	102 microns
Dry Film Thickness:	1.3 mils
Dry Microns:	33 microns

Coverage figures do not include loss due to surface irregularities and porosity or material loss due to application method or mixing.

DRYING TIME: Dry time @ 77°F (25°C); 50% relative humidity.

To Touch:	15 to 20 minutes
To Handle:	1 hour
To Recoat:	After 2 hours
For Foot Traffic:	12 hours
For Forklift Traffic:	24 hours
To Full Cure:	7 days

Drying times listed may vary depending on temperature, humidity, color and air movement.

CLEANUP: Clean tools and spray equipment with warm, soapy water immediately after use.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: Over 200°F (93°C)

Read Label and Material Safety Data Sheet Prior to Use. See other cautions on last page.

GENERAL SURFACE PREPARATION

Surfaces to be coated must be dry, clean, sound, and free from all contamination including loose and peeling paint, dirt, grease, oil, wax, concrete curing agents and bond breakers, chalk, efflorescence, mildew, rust, product fines, and dust. Remove loose paint, chalk, and efflorescence by wire brushing, scraping, sanding, and/or pressure washing. Putty all nail holes and caulk all cracks and open seams. Sand all glossy, rough, and patched surfaces. Feather back all rough edges to sound surface by sanding. Prime all bare and porous substrates with an appropriate primer. On exterior surfaces, remove mildew by using PPG MILDEW CHECK® Multi-Purpose Wash, 18-1; or 1 part chlorine bleach to 3 parts water. Before use, be sure to read and follow the instructions and warnings on the label.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust or fumes. LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a properly fitted NIOSH-approved respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the USEPA National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. In Canada contact a regional Health Canada office. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

Aluminum: A primer is required for proper adhesion. Any coating applied directly to aluminum should be spot applied, allowed to cure overnight, and then evaluated for adhesion. If adhesion is good, the application may proceed.

Ferrous Metal: The surface must be cleaned thoroughly to remove any dust, rust, oil and surface contaminants, and then primed. No primer is required for interior applications.

Galvanized Steel: A primer is required for proper adhesion. Caution must be used when selecting coatings for use on all galvanized metal surfaces. These substrates may have a factory-applied stabilizer, which is used to prevent white rusting during storage and shipping. Such stabilizers must be removed by either brush blasting, sanding or chemical treatment prior to priming.

Interior Wood: Unpainted wood or wood in poor condition should be sanded smooth, wiped clean, then primed. Any knots or resinous areas must be primed before painting. For non-bleeding or previously painted wood, no primer is required.

Concrete: New concrete should cure for at least 30 days and preferably 90 days prior to priming and painting. The pH of the substrate must be less than 10 before painting. If pH is greater than 10, prime with an alkali resistant primer.

Concrete/Masonry Block: Mortar should cure for at least 30 days and preferably 90 days prior to priming. Fill block with appropriate block filler. Surfaces previously coated with water thinned cement-based paint must be prepared with extra care. If the material appears to be adhering tightly, a masonry sealer may be applied to seal the surface.

Gypsum Wallboard/Drywall: Nails or screws should be countersunk, and they along with any indentations should be mudded flush with the surface, sanded smooth and cleaned to remove any dust, then prime prior to painting the substrate.

Plaster: Plaster or other alkaline surfaces should be allowed to cure for at least 30 days prior to priming with an alkali resistant primer.

Fiberglass: No primer needed; sanding or scuffing the surface is recommended. Primer and topcoat should be spot applied as directed, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed.

Laminate: No primer needed; sanding or scuffing the surface is recommended. Topcoat should be spot applied as directed, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed.

Ceramic Tile: No primer needed; sanding or etching with phosphoric acid is necessary. Topcoat should be spot applied as directed, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed.

Vinyl & Architectural Plastics: Vinyl and similar architectural plastics may present potential adhesion problems. A primer may be required to promote proper adhesion. Consult the manufacturer's guidelines prior to painting. Primer and Topcoat should be spot applied, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed. Do not paint vinyl or plastic with a color darker than the original to prevent potential warping due to heat absorption.

RECOMMENDED PRIMERS

Aluminum	6-204, 17-921, 90-712, 90-912, 3210-1200G
Ceramic Tile	Self-priming
Concrete	4-603, Self-priming
Concrete/Masonry Block	4-100, 6-7, 6-15
Ferrous Metal	6-208, 90-712, 90-912
Fiberglass	Self-priming
Galvanized Steel	6-209, 17-921, 90-712, 90-912, 3210-1200G
Gypsum Wallboard/Drywall	6-2, 6-4, 9-900, 12-900
Interior Wood	6-2, 9-900, 17-921, 12-900, 3210-1200G
Laminate	Self-priming
Plaster	4-603, 17-921, 3210-1200G
Vinyl & Architectural Plastics	Self-priming

LIMITATIONS OF USE

Apply only when air and surface temperatures are above 50°F (10°C) or above and when the air and surface temperatures will remain above 50°F (10°C) for the next 24 hours. Avoid exterior application late in the day when dew and condensation are likely to form or when rain is anticipated. Not recommended for exterior horizontal surfaces unless these surfaces can be protected from dew and rain for 7 days. Wait at least 7 days after painting before cleaning the surface with a non-abrasive, mild cleanser. Not recommended for polypropylene or polyethylene plastics, roofs, garage floors or concrete floors subject to hot tires, continuous water immersion environments, such as bathtubs, sinks, shower basins and pools. Not recommended for very flexible substrates subject to abuse; such as canvas, nylon rope or rubber. Do not use on large wood structures or the bodies of homes. PROTECT FROM FREEZING.

PACKAGING

1-Gallon (3.78 L)

PRECAUTIONS

Provide fresh air ventilation during and after application and drying. Avoid the inhalation of dust, particulates, spray or mist arising from the application of this preparation. Use personal protective equipment as required. Note: These warnings encompass the product series. Prior to use, read and follow product-specific MSDS and label information. **FIRST AID:** If swallowed, rinse mouth with water (only if the person is conscious). Do not induce vomiting unless directed to do so by medical personnel. If in eyes, rinse with water for 15 minutes. Check for and remove any contact lenses. If on skin, rinse well with water. Wash with soap and water. Get medical attention if irritation develops. If inhaled, remove to fresh air. If experiencing respiratory symptoms call a POISON CENTER or doctor/physician. Keep out of the reach of children. For workplace use, an MSDS is available from your retailer or by calling (412) 492-5555. **EMERGENCY SPILL INFORMATION:** (412) 434-4515 (U.S.).

PPG Paints is a trademark and Break-Through! is a registered trademark of PPG Industries Ohio, Inc. MILDEW CHECK is a registered trademark of PPG Architectural Finishes, Inc.

PPG Architectural Finishes, Inc. believes the technical data presented is currently accurate; however, no guarantee of accuracy, comprehensiveness, or performance is given or implied. Improvements in coatings technology may cause future technical data to vary from what is in this bulletin. For complete, up-to-date technical information, visit our web site or call 1-800-441-9695.



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2505, rue de la Metropole
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V51-410 10/2018

**Made in the
USA**

Architectural Coatings

MANOR HALL Exterior Paint & Primer in One 100% Acrylic Latex Eggshell

GENERAL DESCRIPTION

Evident in every can of PPG Pittsburgh Paints® *Manor Hall* is an historic heritage of quality spanning more than 100 years. Only the very finest products, backed by decades of research testing, are worthy of carrying on the *Manor Hall* tradition. Protected with ManorShield® urethane technology, *Manor Hall* Exterior Paint & Primer in One provides extraordinary durability and protection against the harsh outdoor elements. *Manor Hall* with PPG's SidingSafe™ Color Technology provides a broad spectrum of color choices for use on aluminum, architectural plastic, composite, fiber cement, vinyl, and wood siding and trim.

RECOMMENDED SUBSTRATES

Aluminum	Ferrous Metal	Stucco
Brick	Fiber Cement	Vinyl
Concrete	Masonry	Wood

CONFORMANCE STANDARDS

VOC compliant in all regulated areas

APPLICATION INFORMATION

Stir thoroughly before using and occasionally when in use. When using more than one container of the same color, intermix to ensure color uniformity. **USE WITH ADEQUATE VENTILATION. KEEP OUT OF REACH OF CHILDREN.** Read all label and Material Safety Data Sheet (MSDS) information prior to use. MSDS are available through our website or by calling 1-800-441-9695.

Application Equipment: Apply with a high quality brush, roller, paint pad, or by spray equipment. Where necessary, apply a second coat.

Airless Spray: Pressure 2000 psi, tip 0.015" - 0.021"

Spray equipment must be handled with due care and in accordance with manufacturer's recommendation. High-pressure injection of coatings into the skin by airless equipment may cause serious injury.

Brush: Polyester/Nylon Brush

Roller: 3/8" - 3/4" nap roller cover.

Thinning: Thinning is not usually required. If necessary, add no more than 1/4 pint (118 mL) of water per gallon (3.78L) of paint.

Permissible temperatures during application:

Material:	35 to 90°F	2 to 32°C
Ambient:	35 to 100°F	2 to 38°C
Substrate:	35 to 100°F	2 to 38°C

FEATURES / BENEFITS
Features:

ManorShield urethane technology

- 100% acrylic latex
- Dirt and mold and mildew resistant on the paint film
- Excellent fade resistance
- Paint & Primer in One
- Excellent adhesion
- Application down to 35°F (2°C)
- Low VOC formula
- Full body
- Minimal spatter
- SidingSafe™ Color Technology

TINTING AND BASE INFORMATION

Refer to the appropriate color formula book, automatic tinting equipment, and or computer color matching system for color formulas and tinting instructions.

70-301	Super White
70-310	White & Pastel Base
70-320	Midtone Base*
70-340	Ultra Deep Base*

*Must be tinted before use.

Some colors, drastic color changes, or porous substrates may require more than one coat to achieve a uniform finish.

Use SidingSafe™ Color Technology from PPG when painting vinyl and similar plastics. For color selection information, call 1-800-441-9695.

PRODUCT DATA

PRODUCT TYPE:	100% Acrylic Latex
SHEEN:	Eggshell: 5 to 10 (60° Gloss Meter)
VOLUME SOLIDS*:	39% +/- 2%
WEIGHT SOLIDS*:	54% +/- 2%
VOC*:	<50 g/L (0.4 lbs./gal.)

WEIGHT/GALLON*: 11.0 lbs. (5.0 kg) +/- 0.2 lbs. (91 g)

*Product data calculated on product 70-301.

COVERAGE: Approximately 400 sq. ft. (37 sq. m) per U.S. gallon (3.78 L) depending on surface texture and porosity.

Wet Film Thickness:	4.0 mils
Wet Microns:	102 microns
Dry Film Thickness:	1.5 mils
Dry Microns:	38 microns

Coverage figures do not include loss due to surface irregularities and porosity or material loss due to application method or mixing.

DRYING TIME: Dry time @ 77°F (25°C); 50% relative humidity.

To Handle:	1 hour
To Recoat:	4 hours minimum
To Full Cure:	30 days

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement. For example, product applied at 35°F (2°C) would require a minimum of 24 hours before recoat.

CLEANUP: Clean tools and hands immediately with warm soapy water.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: Over 200°F (93°C)

Benefits:

- Provides a tough, flexible coating that helps prevent the film from cracking, peeling or flaking
- Excellent durability and adhesion, soap and water cleanup
- Stays cleaner longer
- Color stays truer longer
- A primer coat is not usually necessary
- Minimizes peeling and cracking
- Extends the painting season
- Better for the environment
- Smoother application, minimizes drips and runs
- Less mess during application
- Expands color options

GENERAL SURFACE PREPARATION

Surfaces to be coated must be dry, clean, sound, and free from all contamination including loose and peeling paint, dirt, grease, oil, wax, concrete curing agents and bond breakers, chalk, efflorescence, mildew, rust, product fines, and dust. Remove loose paint, chalk, and efflorescence by wire brushing, scraping, sanding, and/or pressure washing. Putty all nail holes and caulk all cracks and open seams. Sand all glossy, rough, and patched surfaces. Feather back all rough edges to sound surface by sanding. Prime all bare and porous substrates with an appropriate primer. Remove mildew by using PPG MILDEW CHECK® Multi-Purpose Wash, 18-1; or 1 part chlorine bleach to 3 parts water. Before use, be sure to read and follow the instructions and warnings on the label. **WARNING!** If you scrape, sand, or remove old paint, you may release lead dust or fumes. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a properly fitted NIOSH-approved respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the USEPA National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. In Canada contact a regional Health Canada office. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

ALUMINUM: This substrate may present potential adhesion problems. Any coating applied directly to aluminum should be spot applied, allowed to cure overnight, and then evaluated for adhesion. If adhesion is good, the application may proceed.

BRICK: New brick and mortar should cure for at least 30 days and preferably 90 days prior to priming and painting. The pH of the substrate must be less than 10 before priming. Use of an alkali resistant primer is recommended. Painting glazed brick is not recommended due to potential adhesion problems.

CONCRETE and MASONRY: New concrete should cure for at least 30 days and preferably 90 days prior to priming and painting. The pH of the substrate must be less than 10 before priming. Use of an alkali resistant primer is recommended.

FERROUS METAL: The surface must be cleaned thoroughly to remove any dust, rust, and surface contaminants, and then primed.

FIBER CEMENT: Fiber cement board may present potential adhesion, alkali burn, and efflorescence problems. New board should be aged for at least 30 days prior to priming and painting. The pH of the substrate must be less than 10 and the moisture content must be less than 12% prior to priming and topcoating. All cracks and opens seams should be caulked to prevent water penetration. Pre-primed board from the manufacturer may not be uniformly or completely sealed. It is recommended that an alkali resistant primer be applied to ensure complete and uniform sealing prior to topcoating.

STUCCO: New stucco should cure for at least 30 days and preferably 90 days prior to priming and painting. The pH of the substrate must be less than 10 before priming. Use of an alkali resistant primer is recommended. Surface chalk from the curing or aging process should be removed then sealed with an appropriate sealer to rebind and restore the surface to a sound condition.

VINYL and ARCHITECTURAL PLASTIC: Vinyl and similar architectural plastics may present potential adhesion problems. A primer may be required to promote proper adhesion. Consult the manufacturer's guidelines prior to painting. Primer and topcoat should be spot applied, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed. Check adhesion by applying a piece of masking tape. When the masking tape is removed, if the coating peels off, the surface must be scuff sanded prior to proceeding to ensure mechanical adhesion. Use SidingSafe™ Color Technology from PPG when painting vinyl and similar plastics. For color selection information, call 1-800-441-9695.

WOOD: Unpainted wood or wood in poor condition should be sanded smooth, wiped clean, then primed. Any knots or resinous areas must be primed before painting. Countersink all nails, putty flush with surface, then prime.

RECOMMENDED PRIMERS

Aluminum	17-921
Brick	4-503, 4-603, 17-921
Concrete & Masonry	4-503, 4-603, 17-921
Ferrous Metal	90-712, 90-912
Fiber Cement	4-2, 4-503, 4-603
Stucco	4-2, 4-503, 4-603, 4-808, 4-809, 4-898
Vinyl	17-921
Wood	6-609, 17-921, 72-1

This product is self-priming in most applications. Tannin bleeding woods and high alkaline substrates may require a specialty primer. Prime all bare metal with the appropriate high quality PPG primer.

PACKAGING

1-Gallon (3.78 L)
5-Gallon (18.9 L)
Quart (946 mL)

Not all products available in all sizes.

LIMITATIONS OF USE

Apply when air and surface temperatures are 35°F (2°C) and surface temperature is at least 5°F (3°C) above the dew point. For optimum application properties, bring material to at least 50°F (10°C) prior to application. Air and surface temperature must remain above 35°F (2°C) for the next 24 hours. Avoid painting late in the day when dew and condensation are likely to form or if rain or snow is expected. Do not apply in direct sunlight. **PROTECT FROM FREEZING.**

Not recommended for use on steps or floors. While this product provides a mildew resistant coating, growth may still occur if the substrate is not properly prepared prior to painting and/or if the substrate is consistently exposed to conditions conducive to mold, mildew, and algae. Examples of these conditions include, but are not limited to, under eaves, behind shrubbery and trees, and in areas that are consistently damp with little to no direct sunlight.

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(Supersedes 2/2013)

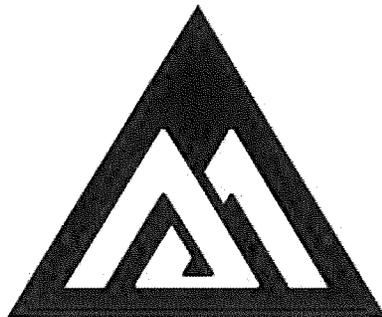
Made in the
USA

BENJAMIN MOORE & CO.

SPECIFICATIONS

&

PRODUCT DATA



**Benjamin
Moore[®]
Paints**



Benjamin Moore®
Paints



EXTERIOR PAINTING SPECIFICATIONS

FOR

**CORAL BAY CDB
3101 S. Bay Dr.
Margate, Fl. 33063**

September 25, 2018

Prepared by:

Rick Schermer
BENJAMIN MOORE PAINTS
Territory Representative
305-206-8174
rick.schermer@benjaminmoore.com

Prepared for:

**SANTA BARBARA PAINTS
9801 W. SAMPLE RD.
CORAL SPRINGS, FL. 33026
954-753-1200
GIANCARLO FARINOLA**

Coral Bay CDB 3101 S. Bay Dr. Margate, Fl. 33063

September 25, 2018

Attn:

Julio Padilla

Coral Bay CDB

3101 S. Bay Dr.

Margate, Fl. 33063

jpadilla@gmssf.com

954-582-2873

An inspection has been made by a Benjamin Moore Representative and/or an authorized dealer representative on the above listed address. This specification has been written for the purpose of offering an **(8) year** non-prorated (material and labor) warranty on the painting of the exterior stucco of these buildings.

A Benjamin Moore Representative or an authorized dealer representative will inspect the work in progress to help ensure proper preparation and application of all products.

SCOPE OF WORK:

Exterior repainting of Community Exterior Walls, Guardhouse and Pool House

Paint with Benjamin Moore's Coronado Cryli Cote 410 Satin Series (10 year warranty)

1. Bleach wash all mildew areas.
2. Completely pressure clean all exterior surfaces to be painted.
3. Seal all exposed exterior concrete surfaces.
4. Patch all cracks as specified within.
5. Paint perimeter and entry walls.
6. Paint monuments- 30th/South Bay, Las Brisas, Del Mar, Mallory Harbor,
7. Paint pillars.
8. Paint trellises.
9. Paint guardhouse.
10. Waterproof tops of Pillars, Monument Walls and Short Walls only.
11. Paint wood fence (Del Mar only).
12. Paint metal privacy gates (Main entrance, Mallory Harbor, The Cape Peninsula Park only).

OPTIONS: Bid Separately

Paint pool house.

Apply Anti-Graffiti Paint to walls.

EXCLUSIONS:

1. Any area not previously painted.
2. Any area not specifically specified.

TERMS AND CONDITIONS

A. EXTRAS & CHANGES

1. It is anticipated that the aforementioned work shall be inclusive and that there will not be extras or changes. The need for extra work and changes in the specifications will be the sole responsibility and determination of the Owner and will be submitted as a written work order to the Painting Contractor. No extra work will be done or changes made in the work as specified without a written work order from the Owner.

B. LICENSE AND PERMITS

1. The Painting Contractor shall include with your proposal a copy of any valid Occupational and Professional Licenses necessary to operate in the State of Florida, the County and the City where the project is located. Further the Painting Contractor is responsible for obtaining all necessary permits as required by the State of Florida, the County and the City where the project is located.

C. INSURANCE

1. The Painting Contractor will be required to furnish suitable insurance certificates covering liability and property damage, Worker's Compensation coverage and they shall be kept in force during the course of the work. The Painting Contractor shall hold the Owner(s) harmless from all liens or damages arising from or caused by the work. Please include documentation of all such coverage or show the ability to obtain such coverage.

D. SAFETY RELATED PRECAUTIONS

1. It is the Painting Contractor's responsibility to read and follow all label and technical data directions and information and all safety requirements from the Manufacturer of the products being used.
2. The Painting Contractor will be responsible for roping off and erecting signs in areas where any painting is occurring.
3. The Painting Contractor shall be responsible for all aspects of safety administration on the job and must be in compliance with all OSHA safety regulations.

PAINING

PART 1 GENERAL

1.01 QUALITY ASSURANCE

- A. The Painting Contractor shall furnish all labor, materials, tools, and equipment necessary for the cleaning, preparation, sealing and painting of all specified surfaces.
- B. All work is to be done in a workmanlike manner by skilled workers and carried out in such a way as to minimize any inconvenience to the occupants and tenants. The Painting Contractor shall maintain a full work force from the start to the completion of work and shall leave a qualified foreman on the job at all times. The Painting Contractor will be responsible for making sure that all the Painting Contractor's employees be fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the facilities. The skilled workers will be thoroughly trained and experienced in their necessary trade and will be

completely familiar with the specification requirements and methods for proper performance of the work in this Specification.

- C. The Painting Contractor once having started the job, will continuously and expeditiously proceed with its vigorous prosecution until completion.
- D. The Painting Contractor will not sub-contract any of their work. If the Painting Contractor proposes to sub-contract any work the Painting Contractor shall submit a complete list of any work proposed to sub-contract and proposed sub-contractors along with all licenses and proofs of insurance for each. The Owner(s) or an authorized representative prior to the execution of the Contract shall review the list. The Owner(s) reserves the right to reject any proposed subcontractor.
- E. The Painting Contractor must include a price per square foot for all repairs as needed to all undiscovered spalling stucco and all other stucco in need of repair other than visible restoration. Visible deterioration must be repaired.
- F. All materials shall be applied free from runs, sags, wrinkles, streaks, shiners and brush marks.
- G. All materials shall be applied uniformly.
- H. The Painting Contractor shall be responsible for and use utmost care in the protection of the occupants property including all balconies, screens, windows, walkways, shrubbery, parked vehicles and any other property in the area from paint and/or any other damage.
- I. The Painting Contractor shall be solely responsible for the rectification of any such damage, the cleanup involved from work outlined in this specification, and their employees during the performance of their labor. Payment to the Painting Contractor will be withheld until settlement is reported.

1.02 LIASON

- A. The Owner's Representative and the Painting Contractor shall transmit all information pertaining to the job and shall not permit unauthorized interference from residents of the Owner's Property or from the Painting Contractor's employees.

1.03 INSPECTION

- A. In order to avoid any dispute over existing damage it is suggested that before the commencement of any work that the Painting Contractor along with the Owner or the Owner's Representative together walk the project and make a list of all existing damage. This list should contain the names and/or numbers of any units showing signs of any kind of damage. Each party should keep a dated copy. In the event of a claim, the Owner and the Painting Contractor can use this list to resolve any disputed damage.
- B. The Painting Contractor shall schedule all required tests, approvals and inspections at appropriate times so as not to delay the progress of the work. The Painting Contractor shall bear all expenses associated with tests, inspections and approvals required which, unless otherwise agreed to, shall be conducted by an independent testing laboratory or entity approved by the Contractor and Owner. Inspections conducted the Benjamin Moore & Company representative does not dismiss the Painting Contractor of responsibility for the prescribed preparation and application of specified products.
- C. The Painting Contractor is required to correct in a timely fashion any work reasonably rejected by the Benjamin Moore Representative or owner for failing to comply with the Specification Documents whether observed prior to the commencement of the warranty period or during the warranty period. Benjamin Moore & Company accepts no responsibility for any increase in cost due to the any unforeseen or undiscovered condition that may arise.

1.04 RELEASE OF LIEN AND WARRANTY CERTIFICATE

- A. The successful completion of the project, while meeting all the necessary requirements to satisfy the issuance of a warranty, must be approved by an Authorized Benjamin Moore Dealer Representative of the store selling all the materials for said project, a Representative of the Benjamin Moore & Company and the Owner or the Owner's Representative.
- B. All monies owed to all suppliers selling any materials for said project must be paid in full and the Painting Contractor must furnish a Final Release of Lien from all suppliers that have filed Notice to Owners against any and all properties covered in these Specifications.

- C. After above criteria has been met the Warranty will be issued and final payment to the Painting Contractor will be made.

1.05 BENJAMIN MOORE & COMPANY LIMITED WARRANTY

- A. The Painting Contractor shall be required to warranty the workmanship for period of time to correspond to the length of the material warranty as supplied by the Manufacturer.
- B. The **eight year** exterior only limited warranty will apply only on the condition that the procedures stated and required in the Benjamin Moore & Company Limited Warranty are followed. The warranty extends only to the exterior masonry surfaces only not including floors and roofs.
- C. In order to control and properly document the required material usage, all materials must be purchased from a single Benjamin Moore Paints Authorized Dealer. This Dealer must be determined and agreed upon prior to the commencement of the work.
- D. The warranty states that any peeling, blistering, cracking or deterioration of the *new* paint film caused by a failure or defect in the structure or previous coatings is not covered.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Bids are to be based solely on coatings manufactured by the Benjamin Moore & Company, except as otherwise noted or specified.
- B. Colors are to be those as approved by the Owner(s). A duplicate color chip schedule will be supplied to the Painting Contractor.
- C. All paint and coatings must be delivered to the job site in the manufacturer's original sealed containers.
- D. The Owner reserves the right to take a representative sample of any materials the Painting Contractor brings on the job and have it tested by an approved laboratory to verify the materials conform to the specification set forth herein.
- E. Due to different conditions of surfaces being painted the Painting Contractor must assume responsibility for coverage of paint. One coat coverage cannot be guaranteed due to different absorption rates of the surfaces painted. Test patches should be completed prior to beginning of work to assure satisfactory coverage of material.
- F. Color differences due to different batches are inherent in the paint industry. The Painting Contractor should try to order as much of any custom mixed color at one time ready made from the factory or the paint store in order to avoid "batch color differences". As this might not be feasible in all circumstances, if smaller batches do need to be taken for whatever reason, the Painting Contractor should retain an amount needed from a particular batch to touch up those areas painted in that batch of paint to help avoid "touch up" problems.
- G. If any reduction of the coating's viscosity is necessary, it shall be done in accordance with manufacturer's label directions.

PART 3 EXECUTION

3.01 ACCESS

- A. The Owner agrees to and shall be responsible for the trimming and/or removal of all foliage clinging to or otherwise obstructing the building and permit adequate access to the areas to be painted.
- B. The Owner agrees to notify all occupants of the property to remove any personal items, patio furniture and vehicles as necessary to permit the Painting Contractor to proceed without delay.
- C. The Painting Contractor must give tenants a three to four day notice prior to commencement of work in their area in order to have all crafts or objects removed from any area that will hinder the progress of the work in any way. Parked vehicles are also to be moved from the area described.
- D. The Painting Contractor must be allowed easy access to all locked areas that have been included to be painted.

3.02 STAGING AREA

- A. The Painting Contractor is to submit their requirements for a staging area (shop and storage areas) and parking area for their employees and the Owner will make every effort to provide a suitable area. At the end of each working day, all equipment, ladders, paint, supplies, vehicles, etc. must be returned to the staging area and the working area must be left clean. Protection of this area is the sole responsibility of the Painting Contractor and shall be left in a clean, safe and acceptable manner.

3.03 REMOVAL

- A. Upon completion of an area, it shall be left in a clean and orderly condition and all paint splatters contaminated rags and trash shall be removed.
- B. The Paint contractor shall be responsible for the proper disposal of any hazardous waste generated during the course of work. Upon completion of the job, the Painting Contractor must remove all surplus materials, scaffolds etc., from the premises that relate to their trade. The Painting Contractor shall clean all window glass free of excess paint and splatters and remove paint that has been misplaced on any other surfaces.

3.04 PREPARATION OF THE SURFACES

- A. The Painting Contractor shall be wholly responsible for the quality of their work and is not to commence any part of it until all surfaces are in proper condition.
- B. All surfaces are to be clean of mildew, chalk, peeling paint and other residues. If, for any reason, the surface cannot be cleaned this condition must be promptly reported to the Owner or the Painting Contractor will assume responsibility for the condition.
- C. If the Painting Contractor considers any surface unsuitable for proper finishing, they are to notify the Owners of this fact in writing. The Painting Contractor is not to apply material until corrective measures have been taken or the Owners have instructed them to proceed under the current conditions.
- D. Occasionally the Painting Contractor's cleaning technique develops or reveals an unforeseen condition that requires additional labor and materials. The Painting Contractor must either negotiate their contract or assume the responsibility for properly correcting the condition.
- E. The prime coat shall be applied soon after surface preparation has been completed, so as to prevent contamination of the substrate.

3.05 MOLD AND MILDEW REMOVAL

- A. If any mold or mildew is apparent the Painting Contractor must provide a sanitized surface free of mold and mildew spores prior to applying any coating to any surface. Should there be a question of chlorinating any surface the inspector's decision will be final.
- B. **NOTE: USE RUBBER GLOVES, PROTECTIVE GOGGLES AND PROTECTIVE CLOTHING.** Using a garden type of pressure pot and spray wand, saturate the surface with a diluted solution of chlorine or bleach consisting of one volume of bleach or chlorine to three times volumes of water. As some solutions of chlorine and bleach are already diluted tests should be done to verify that the above-recommended solution will be strong enough to remove any mold and mildew present. If not the solution should be increased or decreased as to properly remove all mold and mildew.
- C. The solution must then be washed off with clean water. A water pressure cleaner can be used. If washing off wood surfaces or roofs care must be taken not to damage the surface or create leaks especially on roofs and windows.
- D. Repeat as necessary where needed. Sometimes the staining caused by mold and mildew contamination cannot be removed even after multiple applications of the removal solution. These surfaces if needed can be coated with a stain killing type of primer sealer such as our Benjamin Moore's Fresh Start Acrylic Primer 023 series to prevent bleed through. This primer must be applied after the primers that are specified below for each type of surface.
- E. The possibility of plant damage must be considered. If the mold and mildew removing solution run-off cannot be controlled or directed from vegetation, then it must be diluted with enough fresh water to render it harmless or another method of mold and mildew removal must be utilized.

3.06 GRAFFITI AND ROOFING MATERIAL STAINING

- A. The Painting Contractor shall be required to prepare surfaces where graffiti or asphalt material is present providing for complete blockage of visible traces of the said material through the specified coatings. The Painting Contractor shall remedy any physical damage to the substrate in the form of gouges or excessive build of the graffiti element to match adjacent surfaces. Should remedy fall outside the scope of this specification, the Painting Contractor will notify the Owner in writing or be responsible for these areas.
- B. The following methods for graffiti removal/blocking are suggested dependent on the extent of damage.
 - 1. Clean away all traces of mildew if present to eliminate deep contamination of the substrate.
 - 2. Scrub surfaces with a suitable solvent or detergent to remove graffiti element.
 - 3. Pressure clean, hot water pressure clean or abrasive blast stubborn stains on masonry to eliminate traces. Sand wood surfaces that have been gouged or carved to provide a smooth transition from the damaged areas to adjacent surfaces.
 - 4. Use a blocking primer such as **Benjamin Moore's Fresh Start 100% Acrylic All-Purpose Stain Blocking Primer 023** to prevent migration of color through to the specified finish coats.

3.07 DELAMINATING COATINGS

- A. Surfaces to be painted shall be made free of loose and delaminating coatings by the Paint Contractor. Delaminating that occurs as a result of insufficient preparation will be the sole responsibility of the Painting Contractor.
- B. Masonry Surfaces
 - 1. Power Tool Clean using sufficient power at angles that will remove loose coatings without damage to the surface.
 - 2. Test all edges of remaining coatings by Hand Tool Cleaning using a thin bladed sharp steel scraper.
- C. Smooth surfaces
- D. Doors, windows, and handrails shall be Hand or Power Tool Cleaned to remove loose coatings without damage to the surface.
- E. Prime surface with the specified materials
- F. Taper edges of remaining coatings to a smooth transition between levels using the specified patching materials.
- G. Prime patching material with the specified material.
- H. Surfaces that cannot be properly prepared without damage to the surface shall be brought to the attention of the Owner or their agent immediately upon discovery. These surfaces will be noted and withheld from the warrantee areas.

3.08 EXTERIOR SUBSTRATE PREPARATION

APPROXIMATELY 90% OF ALL PAINT FAILURES CAN BE DIRECTLY ATTRIBUTED TO IMPROPER SURFACE PREPARATION. STRICTLY FOLLOWING ALL SURFACE PREPARATION INSTRUCTIONS ON ALL SURFACES IS ESSENTIAL TO ACHIEVE MAXIMUM BENEFITS OF THE COATINGS TO BE USED. ALTHOUGH INSPECTIONS ARE CONDUCTED ON A REGULAR BASIS, IT IS THE PAINTING CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT ALL SURFACES TO BE PAINTED ARE PROPERLY AND COMPLETELY PREPARED PRIOR TO APPLICATION OF ANY AND ALL COATINGS.

- A. EXTERIOR PREVIOUSLY PAINTED MASONRY AND STUCCO SURFACES
 - 1. Preparation
 - a. Any mold and mildew must be removed as described in the section titled **MOLD AND MILDEW REMOVAL**.
 - b. Any areas exhibiting efflorescence deposits shall be treated with a 25% solution of Muriatic Acid to water, scrubbed and then thoroughly rinsed with clear water to neutralize any acidity. A pH test should then be conducted to verify if any further actions should be taken.
 - 2. Cleaning

- a. Pressure clean all stucco and masonry surfaces with pressure washing equipment of at least 3000 P.S.I. or greater being sufficient enough to remove as much existing deteriorating coating as possible. It is recommended to use a rotating nozzle on the pressure cleaner to facilitate removal of the existing deteriorating coating and to help identify any areas that are not presently deteriorating. All masonry surfaces must be free of dirt, grease, oil and chalk. All surfaces are to dry thoroughly. If necessary, repeat procedure. Surfaces are to be tested with phenothelien (chemically) to make sure stucco has cured before any coating is applied.
 - b. Areas exhibiting rust leaching from reinforcing steel are to be chipped to the reinforcing rods and primed with Benjamin Moore's Industrial Coatings Alkyd Metal Primer M06 series.
 - c. Rust stains must be thoroughly removed. After wetting the surface with water, apply a solution of 2% oxalic acid or appropriate oxalic acid compound in water. It is important to observe the precautions listed on the container or these compounds for safe handling and storage. Wash with sponge and scrub brush until stain is removed, then rinse with clean water. Where rust staining was evident spot prime areas with one coat of Benjamin Moore's Industrial Coatings Acrylic Metal Primer M04 series. Apply two coats if necessary.
3. Surface Sealer
- a. After proper surface preparation, prime the entire exterior masonry surface with one coat of the Benjamin Moore recommended masonry conditioner according to the manufacturer's label instructions.
 - b. Certain colors may require a pigmented sealer.
 - c. Contractor is responsible for testing sealer coverage. The Painting Contractor may choose to use a pigmented sealer.
 - d. Ceiling and soffit areas that do not exhibit chalky residue do not require sealer.
4. Joint Sealant
- a. All loose or deteriorated perimeter sealant around exterior side of doors and windows is to be removed.
 - b. Apply surface sealer to stucco surfaces, along the entire joint to receive sealant.
 - c. Apply a solvent wipe to metal surface, along the entire joint to receive sealant. Do not contaminate stucco substrate with solvent.
 - d. Apply sealant to full perimeter of door frames and windows to form a complete seal between metal and stucco. Tool the application of sealant in a manner to insure proper adhesion.
5. Stucco Repair
- a. All loose, broken or spalling stucco must be removed and adjacent areas of suspect areas "sounded" for deteriorated stucco.
 - b. Visible restoration must be discussed prior to bid due date and a determination should be made whether to bid separately or engage the services of a structural engineer.
 - c. Prior to repairing stucco the affected area will be prepared with a bonding agent. Stucco work shall conform to ASTM standards and have surface texture to match the surrounding area.
 - d. The Painting Contractor shall include in the bid fifty (50) square feet of stucco replacement. Anything over repairs for areas greater than fifty (50) square feet shall be considered an extra cost, above the base bid.
 - e. All cracks in masonry larger than hairline (over 1/16") are to be ground out mechanically to form a "V" or "U" shape measuring ¼" blown or brushed out to remove all dust, dried of all moisture. The resultant opening shall have Benjamin Moore's Moorlastic 55 Year Urethane Acrylic Sealant 465 series caulked in to completely fill the void.
 - f. Once cured, the filled crack shall be overcoated with Benjamin Moore's Moorlastic Textured Knife Grade Elastomeric Patching Compound 051-01, crowed in the center approximately 1/16" and feathered at least 3" on either side of the crack to match the surrounding surface as closely as possible.
 - g. All hairline cracks (less than 1/16") will be filled using Benjamin Moore's Moorlastic Textured Brush Grade Elastomeric Patching Compound 052-01 over a properly primed surface, crowing the application approximately 1/16" over the center of the crack and feathering the edges approximately 2" on either side to match the adjacent surface.
 - h. After proper surface repair, spot prime patching material with one coat of the Benjamin Moore recommended masonry conditioner according to the manufacturer's label instructions.
6. Finish Coat

- a. After all crack repairs have fully cured, apply as needed the number of coats of the recommended Benjamin Moore & Co. Latex House Paint (unless stated otherwise), at a rate of application as stated on the label directions and to achieve uniformity of sheen and opacity of color . **NOTE:** Previously repaired cracks, which have reopened, shall have all existing patch material removed and the crack treated as described above.

EXTERIOR PREVIOUSLY PAINTED METAL SURFACES

1. Surfaces to be painted shall be cleaned with an appropriate solvent or detergent solution to remove all traces of dirt, dust, grime, and oily residues prior to application of the specified coatings in accordance with SSPC-SP1-63 "Solvent Cleaning".
2. Surfaces that exhibit moderate to heavy chalk must be cleaned by power wash. Any mold and mildew must be removed as described in the section titled MOLD AND MILDEW REMOVAL
3. Loose, peeling, blistering and flaking paint and rust shall be removed by power tool cleaning with wire brush, needle gun, scraping, or sanding in accordance with SSPC-SP3-63 "Power Tool Cleaning". Surfaces with a hard shiny finish should be dulled by sandpaper or other abrasive methods to insure adhesion of succeeding coats.
4. After proper preparation, apply one coat of Benjamin Moore #M84-00 Rust Pretreatment to any exposed rusted surfaces according to the manufacturer label instructions.
5. To the properly prepared surface prime or spot prime as necessary with the recommended Benjamin Moore INDUSTRIAL COATINGS RUST INHIBITIVE PRODUCTS according to the manufacturer label instructions.
6. To the properly sealed surface apply the coats needed to achieve uniformity of sheen and opacity of color using the Benjamin Moore recommended topcoat as described below according to the manufacturers label instructions.

3.10 COATINGS SCHEDULE

A. EXTERIOR STUCCO

Areas to be painted: Previously painted exterior perimeter walls and masonry surfaces.

- 1) Primer – Benjamin Moore's Ultra Spec Masonry 100% Acrylic Sealer #608 according to manufacturer's label directions.
- 2) Finish Coat – Benjamin Moore's Coronado Cryli Cote Exterior Satin 100% Acrylic House Paint 410 Series according to manufacturer's label directions.
- 3) Waterproofer- Benjamin Moore's Coronado Paints Texcrete Smooth Coating series according to Manufacturer's label direction. (apply at 14 mils wet)

B. EXTERIOR METAL

Areas to be painted: Metal security gates.

- 1) Primer – Benjamin Moore's Ultra Spec HP Acrylic Enamel Primer P04 series according to manufacturer's label directions.
- 2) Finish Coat – Benjamin Moore's Ultra Spec DTM HP 29 Semi-gloss Acrylic Enamel Series according to manufacturer's label directions

C. EXTERIOR WOOD

Areas to be painted: Previously painted wood trellises and fences.

- 1) Primer- Benjamin Moore's Fresh Start 100% Acrylic Sealer #094 according to manufacturer's label directions.
- 2) Finish Coat – Benjamin Moore's Ultra Spec Exterior Satin N448 Series according to manufacturer's label directions.

D. OPTION- ANTI GRAFITTI

Areas to be painted: Previously painted exterior perimeter walls and masonry surfaces.

- 1) Finish Coat– Benjamin Moore's Corotech V500 Aliphatic Acrylic Urethane Gloss series according to manufacturer's label directions.

E. CAULK & PATCHING MATERIALS

- 1) Caulk- Benjamin Moore's Moorlastic 35 Year Acrylic Caulk 467 series
- 2) Sealant- Benjamin Moore's Moorlastic 55 Year Acrylic Urethane Sealant 465 series
- 3) Patching- Benjamin Moore's Moorlastic Elastomeric Patching Compounds

F. CLEANING AGENTS

Benjamin Moore's V600-00 COROTECH® Oil & Grease Emulsifier

By definition of the Benjamin Moore & Company warranty, the Painting Contractor is limited to solely the above paint,

Coral Bay CDB 3101 S. Bay Dr. Margate, Fl. 33063

patching and sealants. Any substitutions of specified products must have prior approval for use by the Benjamin Moore & Company Authorized Representative prior to project commencement. Substitution of any product without pre-authorization may cause stoppage of the project and void the warranty.

MSDS and Tech Data sheets are available upon request.

Benjamin Moore & Co.

SINCE 1883

BENJAMIN MOORE & CO.

SAMPLE (10) YEAR LIMITED MASONRY WARRANTY, NON-PRORATED

Please enter Product name & number: CRYLI COTE 410 SERIES

Please enter Name of the Company: SAMPLE

Please enter City, State: SAMPLE

WHAT THE WARRANTY COVERS

Benjamin Moore & Co. warrants to the purchaser that (please enter Product name & number) SAMPLE ("Product") is free of defects in manufacture. When Product(s) is (are) properly applied following the label directions and Technical Data Sheet(s), the paint film will be free from peeling, blistering, cracking or other deterioration caused by defects in materials. This warranty will apply only to painting jobs requiring more than one hundred (100) gallons to complete. This warranty will apply solely to painting of masonry and fiber cement surfaces. This warranty may be transferred to any subsequent owner of the building to which the warranted products have been applied.

WHAT THE WARRANTY DOES NOT COVER

This limited warranty extends only to defects in material. The warranty shall not extend to any peeling, blistering, cracking or other deterioration of the paint film caused by: (1) Failure or defects in the structure or previous coating, (2) Vandalism, (3) Acts of God, (4) Abuse or negligence by the purchaser, or (5) Causes other than defects in material.

While the most durable and fade resistant color pigments are used in the manufacture of these Benjamin Moore & Co. Products, experience has proven, particularly in coastal areas that fading and chalking do occur with all paint products. Within normal limits, this is not considered a paint failure or defect.

PERIOD OF COVERAGE

This warranty covers the purchaser of these products for a period of eight (8) years. The eight (8) year period shall begin on the date of completion of the work and certification of inspection and approval signed by the Benjamin Moore & Co. Sales Representative, Benjamin Moore & Co. Dealer, and the Painting Contractor.

PROCEDURE TO OBTAIN WARRANTY PROTECTION

Warranty claims must be submitted to Benjamin Moore & Co. in writing within thirty (30) days of discovery of the defect. Written claim notification should include a description of the alleged defect and any evidence, including an independent coating expert's report, substantiating the warranty claim.

The **TEN (10)** year limited warranty will apply only on condition that the following procedures have been followed:

- A. The surface(s) to be painted must be inspected by a Benjamin Moore & Co. Sales Representative who will prepare a written specification for the necessary surface preparation steps and the

coating system to be applied to each surface involved. These specifications must be followed when applying the coating.

- B.** The Benjamin Moore Sales Representative shall make additional inspections for each of the following steps, and when approved, shall certify in writing their acceptance:
1. The surface(s) to be coated has (have) been properly prepared according to specifications and is (are) in satisfactory condition for application of the specified coatings.
 2. Surface cleaning by power washing, sandblasting, or other methods has been completed.
 3. If patching or caulking compounds are required, the specified product must be used following label directions and Technical Data Sheets to obtain warranty coverage.
 4. If a primer is necessary, the surface(s) has (have) been primed following the label directions with the specified Benjamin Moore & Co. primer and is (are) ready for the finish coat.
 5. The surface(s) has (have) been finish coated with the specified Benjamin Moore & Co. product following the label directions and Technical Data Sheets thereof.
- C.** A written inspection certificate shall be submitted to the purchaser by the Benjamin Moore & Co. Sales Representative and Painting Contractor certifying that they inspected and approved each of the above steps.

WITHOUT THIS CERTIFICATION, THIS WARRANTY IS NULL AND VOID.

WHAT BENJAMIN MOORE & CO. WILL DO TO CORRECT PROBLEMS

In the event that the specified Products fail to conform to this Limited Warranty, the owner's remedy under this warranty, and Benjamin Moore & Co.'s exclusive liability will be to repair the defect including labor and material subject to the limitations herein. Defects repaired do not extend the warranty period beyond the original term. Benjamin Moore & Co.'s responsibility hereunder shall in no event exceed the total value of the product purchased and applied to the affected portion of the warranted painting project.

WHERE TO OBTAIN WARRANTY SERVICE

Purchaser should contact the nearest Benjamin Moore & Co. plant, warehouse or office to obtain necessary information on warranty service.

HOW STATE LAW APPLIES

This warranty gives you specific legal rights, and you may have other rights which vary from state to state.

Contractor information:

Name: SAMPLE

Address:

Phone:

Site Information:

Name: SAMPLE

Address: Phone:

Date of Site Inspection:

Inspection Completed By:

Inspection Results:

System under Warranty:

Primer

TopCoat:

Ultra Spec

SAMPLE

Authorized Signature/Building Address

Date

Painting Contractor - Authorized

___/___/___
Date

Authorized Benjamin Moore & Co. Dealer

___/___/___
Date

___/___/___
Date Warranty Effective
(Agreed and Accepted by Benjamin Moore & Co.)

SAMPLE

Benjamin Moore & Co. Sales Representative or their agent

___/___/___
Date

SAMPLE

Title

Coral Bay
Community Development District

Summary of Invoices
November 8, 2018

<i>Fund</i>	<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i>General</i>	<i>11/8/18</i>	<i>13622-13647</i>	<i>\$ 101,263.67</i>
<i>Payroll</i>	<i>10/12/18</i>	<i>50524-50528</i>	<i>\$ 923.50</i>
<i>Total Invoices for Approval</i>			<i>\$ 102,187.17</i>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/08/18	00190	9/15/18 4396	201809 320-53800-46507		ELECTRICAL FIXTURES REPR A.S. ELECTRIC, INC.	*	358.00	358.00 013622
11/08/18	00009	9/30/18 152029	201809 310-51300-31500		LEGAL FEES THRU 09/30/18 BILLING, COCHRAN, LYLES, MAURO &	*	1,192.50	1,192.50 013623
11/08/18	00012	8/20/18 18081716	201808 320-53800-34502		POLICE PATROL THRU 8/15	*	520.00	
		10/01/18 18100105	201809 320-53800-34502		POLICE PATROL THRU 9/28	*	1,440.00	
		10/12/18 18101623	201809 320-53800-34502		POLICE PATROL THRU 10/10	*	1,260.00	
					CITY OF MARGATE-POLICE DEPARTMENT			3,220.00 013624
11/08/18	00013	10/22/18 230058-1	201810 320-53800-43100		6532 BUENA VISTA DRIVE	*	334.76	
		10/22/18 230060-1	201810 320-53800-43100		3135 CAPE CIRCLE	*	379.94	
		10/22/18 230064-1	201810 320-53800-43100		3101 S BAY DRIVE	*	595.61	
		10/22/18 239260-1	201810 320-53800-43100		3101 N BAY DR FMT	*	12.31	
					CITY OF MARGATE-UTILITIES			1,322.62 013625
11/08/18	00034	10/11/18 0605787-	201811 320-53800-41000		SERVICE THRU 11/20/2018	*	146.59	
					COMCAST			146.59 013626
11/08/18	00173	10/02/18 1085906-	201811 320-53800-41000		SERVICE THRU 11/05/2018	*	171.59	
					COMCAST			171.59 013627
11/08/18	00174	10/03/18 1086078-	201811 320-53800-41000		SERVICE THRU 11/06/2018	*	146.59	
					COMCAST			146.59 013628
11/08/18	00175	10/22/18 1084602-	201811 320-53800-41000		SERVICE THRU 11/25/2018	*	146.59	
					COMCAST			146.59 013629
11/08/18	00176	10/22/18 1084966-	201811 320-53800-41000		SERVICE THRU 11/25/2018	*	168.77	
					COMCAST			168.77 013630

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/08/18	00193	9/10/18 144709	201809 320-53800-46408		PAL LIFT & ACTUATOR	*	1,117.19		
		10/12/18 131024	201810 320-53800-46408		HAND CONTROL/TRANSFORMER	*	365.86		
		10/24/18 131424	201810 320-53800-46408		FOOT REST ASSEMBLY	*	66.22		
COMMERCIAL ENERGY SPECIALISTS								1,549.27	013631
11/08/18	00045	10/01/18 71487	201810 310-51300-54000		FY19 ANNUAL DISTRICT FEE	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY								175.00	013632
11/08/18	00032	10/29/18 3989	201811 320-53800-46408		NOV 2018 POOL MAINTENANCE	*	1,925.00		
		10/29/18 3989	201811 320-53800-46408		REPLACE 4-200 SQ FT FILTR	*	940.00		
		10/29/18 3989	201811 320-53800-46408		REPLACE CHEMICAL FEEDER	*	395.00		
		10/29/18 3989	201811 320-53800-46408		REPLACE 2 MAIN DRAIN GRTE	*	500.00		
		10/29/18 3989	201811 320-53800-46408		REPLACED DRAIN PLUGS	*	180.00		
		10/29/18 3989	201811 320-53800-46408		REPLACE FRESH FILL LINE	*	140.00		
EAST RIVER POOLS AND SPAS, INC.								4,080.00	013633
11/08/18	00191	11/01/18 2754	201811 320-53800-46407		NOV 18 LAKE MAINTENANCE	*	2,000.00		
		11/01/18 2754	201811 320-53800-46417		NOV 18 FOUNTAIN MAINT.	*	160.00		
ECO BLUE AQUATIC SERVICES, INC.								2,160.00	013634
11/08/18	00017	8/17/18 17880	201808 320-53800-46000		REPAIR LIGHTNING DAMAGE	*	1,342.50		
		10/01/18 673967	201811 320-53800-34500		GATE ACCESS MONITORING	*	10,473.00		
		10/01/18 673967	201811 320-53800-46508		PLATINUM SERVICE PLAN	*	1,600.52		
		10/26/18 1785	201810 320-53800-46509		250-TRANSCORE E-GO DECALS	*	4,050.00		
ENVERA SYSTEMS								17,466.02	013635
11/08/18	00020	10/23/18 OCTOBER-	201810 320-53800-43000		SERVICE THRU 10/23/2018	*	6,774.63		
FPL								6,774.63	013636

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/18	00001	10/01/18	230	201810	310	51300	34000			*	5,273.75		
			OCT 2018						MGMT FEES				
		10/01/18	230	201810	310	51300	35100			*	83.33		
			OCT 2018						COMPUTER TIME				
		10/01/18	230	201810	310	51300	35101			*	41.67		
			OCT 2018						WEBSITE ADMIN				
		10/01/18	230	201810	310	51300	51000			*	30.00		
			OCT 2018						OFFICE SUPPLIES				
		10/01/18	230	201810	310	51300	42500			*	117.70		
			OCT 2018						COPIES				
		10/01/18	230	201810	310	51300	51000			*	11.17		
			OCT 2018						RECEIPT BOOK/KEYS				
		10/01/18	231	201810	320	53800	34000			*	1,791.08		
			OCT 2018						FIELD MGMT FEES				
GMS-SO FLORIDA, LLC											7,348.70	013637	
11/08/18	00021	9/27/18	22056	201809	320	53800	46409			*	1,180.00		
			HEDGE						INSTALLATION				
		9/27/18	22057	201809	320	53800	46409			*	90.00		
			INSTALL						6 CLERODENDRON				
		10/31/18	22110	201810	320	53800	46404			*	376.97		
			IRR-INSTALL						VALVE BOX				
		10/31/18	22112	201810	320	53800	46408			*	783.00		
			OCT 2018						ADDL MAINTENANCE				
		10/31/18	22112	201810	320	53800	46408			*	97.47		
			OCT 2018						COST OF SUPPLIES				
		11/01/18	22111	201811	320	53800	46202			*	19,322.00		
			NOV 2018						GROUNDS MAINT.				
INNOVATIVE GROUNDS MANAGEMENT, LLC											21,849.44	013638	
11/08/18	00089	10/10/18	0084339	201809	320	53800	46617			*	1,360.62		
			SERVICE						THRU 09/29/2018				
		10/10/18	0084340	201809	310	51300	31100			*	345.00		
			SERVICE						THRU 09/29/2018				
KEITH AND SCHNARS, P.A.											1,705.62	013639	
11/08/18	00184	10/02/18	2018-365	201810	320	53800	46507			*	1,200.00		
			REMOVE						BULBS/INSTALL LED				
		10/16/18	27240	201810	320	53800	46507			*	800.00		
			REMOVE						34 LMAPS-ENTRANCE				
		10/16/18	27240	201810	320	53800	46507			*	2,870.00		
			REPLACE						SIGN FIXTURES				
		10/16/18	27242	201810	320	53800	46405			*	4,800.00		
			REPAIR						STUCCO-WALLS				
ORTIZ CONSTRUCTION SERVICES											9,670.00	013640	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/18	00185	11/01/18	1297210	201811	320	53800	34501		ALARM MONITOR- THRU 01/31	*	105.00		
									SECURITY & FIRE SYSTEMS, INC.			105.00	013641
11/08/18	00027	9/30/18	5732573	201809	310	51300	48000		NOTICE OF FY19 MEETINGS	*	145.35		
									SUN-SENTINEL			145.35	013642
11/08/18	00180	10/17/18	10172018	201810	320	53800	46401		2 LBS FIRE ANT BAIT	*	85.00		
									TROPICAL PLANT AND PEST SERVICES			85.00	013643
11/08/18	00050	9/25/18	5130049	201810	310	51300	32300		SERIES 2004 TRUSTEE FEES	*	3,717.38		
									US BANK			3,717.38	013644
11/08/18	00052	10/22/18	558835	201810	320	53800	46619		BALANCE-TABLE SET	*	4,411.63		
									WAUSAU TILE			4,411.63	013645
11/08/18	00192	10/19/18	83100075	201810	320	53800	41000		SERVICE THRU 10/18/2018	*	1,073.86		
									AT&T			1,073.86	013646
11/08/18	00017	9/01/18	672981	201810	320	53800	34500		GATE ACCESS MONITORING	*	10,473.00		
		9/01/18	672981	201810	320	53800	46508		PALTINUM SERVICE PLAN	*	1,600.52		
									ENVERA SYSTEMS			12,073.52	013647
TOTAL FOR BANK A											101,263.67		
TOTAL FOR REGISTER											101,263.67		

**CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
INNOVATIVE GROUNDS MANAGEMENT, LLC
CHECK #13638**

<u>CHECK DATE</u>	<u>INVOICE DATE</u>	<u>INV#</u>	<u>YR/MO</u>	<u>GL ACCOUNT #</u>	<u>INVOICE DESCRIPTION</u>	<u>BUDGET CATEGORY</u>	<u>AMOUNT</u>
11/8/2018	9/27/18	22056	201809	320-53800-46409	HEDGE INSTALLATION	MAINTENANCE - LANDSCAPE REPLACEMENT	\$1,180.00
	9/27/18	22057	201809	320-53800-46409	INSTALL 6 CLERODENDRON	MAINTENANCE - LANDSCAPE REPLACEMENT	\$90.00
	10/31/18	22110	201810	320-53800-46404	IRR-INSTALL VALVE BOX	MAINTENANCE - IRR REPAIRS	\$376.97
	10/31/18	22112	201810	320-53800-46408	OCT 2018 ADDL MAINTENANCE	MAINTENANCE - PARK/POOL	\$783.00
	10/31/18	22112	201810	320-53800-46408	OCT 2018 COST OF SUPPLIES	MAINTENANCE - PARK/POOL	\$97.47
	11/01/18	22111	201811	320-53800-46202	NOV 2018 GROUNDS MAINT.	MAINTENANCE - COMMUNITY	\$19,322.00
							\$21,849.44

001.320.53800.46202	MAINTENANCE - COMMUNITY	\$19,322.00
001.320.53800.46404	MAINTENANCE - IRR REPAIRS	\$376.97
001.320.53800.46408	MAINTENANCE - PARK/POOL	\$880.47
001.320.53800.46409	MAINTENANCE - LANDSCAPE REPLACEMENT	\$1,270.00
	TOTAL CHECK	\$21,849.44

001 CORAL BAY CDD

Employee	Fed. State..		Chk Pay		Hours	Rate	Earnings	Fn-Dp	--Account--	-----Taxes-----		----Misc Ded----		Check Amount	Check Number /Date	
	M	Dp	Cd	M						Dp	Cod	Desc	Desc			Amount	Desc	Amount
ANTONIO D. SPAVENTO	1	S	1	FL	S	1	R	REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx	.00	184.70	50528
													St TX	.00		10/12/2018
													FICA	15.30		10/11/2018
													CITY	.00		
DANIEL WILLIAM DEAN	2	S	2	FL	S	2	R	REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx	.00	184.70	50524
													St TX	.00		10/12/2018
													FICA	15.30		10/11/2018
													CITY	.00		
JOHN W. HALL III	3	S		FL	S		R	REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx	.00	184.70	50527
													St TX	.00		10/12/2018
													FICA	15.30		10/11/2018
													CITY	.00		
RONALD P. GALLUCCI	4	S	1	FL	S	1	R	REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx	.00	184.70	50525
													St TX	.00		10/12/2018
													FICA	15.30		10/11/2018
													CITY	.00		
TINA HAGEN	5	S	1	FL	S	1	R	REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx	.00	184.70	50526
													St TX	.00		10/12/2018
													FICA	15.30		10/11/2018
													CITY	.00		

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
October 31, 2018

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	
ASSETS:			
Cash-BOA	\$29,689	---	\$29,689
Cash-BOA	\$2,248	---	\$2,248
<i>Investments:</i>			
Investment - BOA Savings	\$305,937	---	\$305,937
Investment - BOA Savings	\$234,199	---	\$234,199
Investment - State Board	\$34,068	---	\$34,068
<u>SERIES 2012 BONDS</u>			
Investment - 2012 Reserve	---	\$45,409	\$45,409
Investment - 2012 Revenue	---	\$7,071	\$7,071
Investment - 2012 Interest	---	\$15,815	\$15,815
Investment - 2012 Principal	---	\$1,287	\$1,287
Electric Deposits	\$218	---	\$218
Total assets	<u>\$606,359</u>	<u>\$69,582</u>	<u>\$675,942</u>
LIABILITIES:			
Accounts Payable	\$62,743	---	\$62,743
Deposits - Dock	\$460	---	\$460
Total liabilities	<u>\$63,203</u>	<u>\$0</u>	<u>\$63,203</u>
FUND BALANCES:			
<i>Nonspendable:</i>			
Deposits and prepaid items	\$218	---	\$218
<i>Restricted for:</i>			
Debt Service	---	\$69,582	\$69,582
<i>Assigned to:</i>			
Capital Reserve - Wall Painting ⁽¹⁾	\$48,500	---	\$48,500
Unassigned	\$494,438	---	\$494,438
Total fund balances	<u>\$543,156</u>	<u>\$69,582</u>	<u>\$612,739</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$606,359</u>	<u>\$69,582</u>	<u>\$675,942</u>

⁽¹⁾ Includes FY 2011, FY 2012, FY 2013, FY 2014, 2015, 2016, 2017, 2018 and FY 2019 Prorated Budget amounts.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/18	ACTUAL THRU 10/31/18	ACTUAL VARIANCE	PROJECTED NEXT 11 MONTHS	FY 2019 TOTAL PROJECTED	PROJECTED VARIANCE
REVENUES:							
Maintenance Assessments - Levy	\$1,258,557	\$0	\$0	\$0	\$1,258,557	\$1,258,557	\$0
Interest Income	\$750	\$63	\$71	\$9	\$784	\$856	\$106
Toscana Contributions	\$2,000	\$0	\$0	\$0	\$2,000	\$2,000	\$0
FEMA Reimbursement	\$0	\$0	\$0	\$0	\$91,619	\$91,619	\$91,619
TOTAL REVENUES	\$1,261,307	\$63	\$71	\$9	\$1,352,960	\$1,353,032	\$91,724
EXPENDITURES:							
ADMINISTRATIVE:							
Supervisors Fees	\$13,000	\$1,083	\$1,000	\$83	\$11,000	\$12,000	\$1,000
FICA Expense	\$995	\$83	\$77	\$6	\$842	\$918	\$77
Attorney's Fees	\$35,000	\$2,917	\$0	\$2,917	\$30,720	\$30,720	\$4,280
Engineering Fees	\$15,000	\$1,250	\$0	\$1,250	\$15,000	\$15,000	\$0
Annual Audit	\$3,850	\$321	\$0	\$321	\$3,850	\$3,850	\$0
Trustee Fees	\$7,218	\$601	\$3,717	(\$3,116)	\$3,500	\$7,217	\$1
Management Services	\$63,285	\$5,274	\$5,274	(\$0)	\$58,011	\$63,285	(\$0)
Computer Time	\$1,000	\$83	\$83	\$0	\$917	\$1,000	\$0
Commissions/Tax Collector	\$15,491	\$1,291	\$0	\$1,291	\$15,491	\$15,491	\$0
Postage and Delivery	\$750	\$63	\$0	\$63	\$750	\$750	\$0
Printing and Binding	\$2,000	\$167	\$118	\$49	\$1,295	\$1,412	\$588
Insurance	\$50,000	\$12,500	\$16,373	(\$3,873)	\$30,427	\$46,800	\$3,200
Legal Advertising & Other	\$1,000	\$83	\$73	\$10	\$547	\$620	\$380
Office Supplies	\$300	\$25	\$41	(\$16)	\$453	\$494	(\$194)
Dues, Licenses, Subscriptions	\$1,200	\$1,200	\$175	\$1,025	\$975	\$1,150	\$50
Website Compliance	\$500	\$42	\$42	(\$0)	\$458	\$500	(\$0)
Bond Interest	\$14,088	\$1,174	\$0	\$1,174	\$14,088	\$14,088	\$0
Bond Principal	\$158,855	\$13,238	\$0	\$13,238	\$158,855	\$158,855	\$0
TOTAL ADMINISTRATIVE	\$383,532	\$41,394	\$26,973	\$14,422	\$347,179	\$374,151	\$9,380
FIELD:							
Field Management Fees	\$21,493	\$1,791	\$1,791	(\$0)	\$19,702	\$21,493	(\$0)
Contractual-Security	\$158,929	\$18,786	\$18,786	\$0	\$140,143	\$158,929	\$0
Security Patrols	\$32,000	\$2,667	\$0	\$2,667	\$32,000	\$32,000	\$0
Security System Lease	\$500	\$42	\$0	\$42	\$420	\$420	\$80
Telephone	\$32,500	\$2,708	\$2,963	(\$255)	\$31,075	\$34,038	(\$1,538)
Water & Sewer	\$10,000	\$833	\$1,323	(\$489)	\$9,350	\$10,673	(\$673)
Electric	\$82,700	\$6,892	\$6,775	\$117	\$74,521	\$81,296	\$1,404
Pest Control	\$3,500	\$292	\$85	\$207	\$935	\$1,020	\$2,480
Community Maintenance	\$231,868	\$19,322	\$19,322	\$0	\$212,542	\$231,864	\$4
Other Maintenance	\$1,000	\$83	\$0	\$83	\$1,000	\$1,000	\$0
Irrigation Pumps Maintenance & Repair	\$5,000	\$417	\$377	\$40	\$4,147	\$4,524	\$476
Wall Maintenance & Repair	\$3,000	\$250	\$4,800	(\$4,550)	\$0	\$4,800	(\$1,800)
Park & Pool Maintenance/Repair	\$60,000	\$5,000	\$3,278	\$1,722	\$36,053	\$39,331	\$20,669
Landscape Repairs & Improvement	\$55,000	\$4,583	\$0	\$4,583	\$55,000	\$55,000	\$0
Lake Maintenance	\$15,000	\$1,250	\$2,000	(\$750)	\$22,000	\$24,000	(\$9,000)
Fountain Maintenance/Repair	\$4,000	\$333	\$160	\$173	\$1,760	\$1,920	\$2,080
Drainage Maintenance	\$20,000	\$1,667	\$0	\$1,667	\$20,000	\$20,000	\$0
Road & Sidewalk Maintenance/Repair	\$7,000	\$583	\$0	\$583	\$7,000	\$7,000	\$0
Sign Maintenance/Repair	\$2,000	\$167	\$0	\$167	\$2,000	\$2,000	\$0
Pressure Cleaning	\$13,500	\$1,125	\$0	\$1,125	\$13,500	\$13,500	\$0
Electrical Repair & Replacement	\$25,000	\$2,083	\$4,870	(\$2,787)	\$16,500	\$21,370	\$3,630
Holiday Decorations	\$35,724	\$17,862	\$18,112	(\$250)	\$18,112	\$36,224	(\$500)
Gate Repair & Replacement	\$27,000	\$2,250	\$5,651	(\$3,401)	\$17,606	\$23,256	\$3,744
Major Projects	\$90,000	\$7,500	\$4,412	\$3,088	\$85,588	\$90,000	\$0
TOTAL FIELD	\$936,714	\$98,487	\$94,703	\$3,783	\$820,953	\$915,657	\$21,057
Capital Reserves							
Wall Repainting	\$6,000	\$500	\$500	\$0	\$5,500	\$6,000	\$0
TOTAL CAPITAL RESERVES	\$6,000	\$500	\$500	\$0	\$5,500	\$6,000	\$0
TOTAL EXPENDITURES	\$1,326,245	\$140,381	\$122,176	\$18,205	\$1,173,632	\$1,295,808	\$30,438
EXCESS REVENUES (EXPENDITURES)	(\$64,938)		(\$122,105)			\$57,224	
FUND BALANCE - Beginning	\$731,223		\$664,761			\$664,761	
FUND BALANCE - Ending	\$666,284		\$542,656			\$721,985	

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

Schedule of Major Projects
FY 2019

Project Description	Budgeted/Approved	PRIOR YEAR COSTS	ACTUALS THRU 10/31/18	PROJECTED 11 MONTHS	TOTAL PROJECTED at 9/30/2019	TOTAL PROJECT COST
Lighting Design ⁽¹⁾	\$24,400	\$24,400	\$0	\$0	\$0	\$24,400
Pool Heater ⁽²⁾	\$6,860	\$6,860	\$0	\$0	\$0	\$6,860
Roadway Repairs		\$0	\$0	\$0	\$0	\$0
Irrigation Upgrade	\$74,390	\$104,823	\$0	\$0	\$0	\$104,823
Tennis Courts Lighting	\$12,600	\$12,600	\$0	\$0	\$0	\$12,600
Perimeter Wall/Other Areas Painting ⁽³⁾		\$0	\$0	\$0	\$0	\$0
North Bay Drive Lighting		\$4,965	\$0	\$0	\$0	\$4,965
Curbing	\$31,500	\$33,233	\$0	\$0	\$0	\$33,233
Clubhouse Lighting	\$0	\$25,358	\$0	\$0	\$0	\$25,358
Speed Hump Project		\$16,990	\$0	\$0	\$0	\$16,990
Lake Banks		\$16,968	\$0	\$0	\$0	\$16,968
Preserve Clean-Up	\$8,822	\$8,822	\$0	\$0	\$0	\$8,822
Table Set		\$2,032	\$4,412	\$0	\$4,412	\$6,443
Undesignated Projects		\$0	\$0	\$0	\$0	\$0
	\$158,572	\$257,050	\$4,412	\$0	\$4,412	\$261,462

⁽¹⁾ There is a possible additional cost of \$10,600 for additional work that may be required, but must be approved by the Board.
The first half of the project was paid during FY 2016.

⁽²⁾ Project has been put on hold. Total Spent to date is \$7,860 (\$1,000 during FY 2015) If the board decides to start project, the projected costs are as follows:

Pro Power Electrical Services	\$14,500.00
2nd Panel from FPL	\$15,000.00
Pool Heaters (3)	\$17,500.00
Engineering Fees	\$4,300.00
Contingency (5%)	\$2,565.00
	\$53,865.00

⁽³⁾ This project will commence in FY 18 after the irrigation upgrades are made and the rainy season is complete.
Actual projected cost is \$89,351.85. Will use \$36,000 in capital reserves towards this project.

CORAL BAY GENERAL FUND FORECAST COMMENTS

For The Period Ending October 31, 2018

	PROJECTION METHOD	COMMENTS
REVENUES		
Maintenance Assessments - Levy	Budget to Actual	Collections begin in November
Interest Income	Current Interest Earnings	Based on current interest rates
Toscana Contributions	Anticipated	Portion of Fountain Maintenance billed to Toscana.
FEMA Reimbursement	Anticipated	Hurricane Irma Expenditures-See FEMA Summary

ADMINISTRATIVE:		
Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Budget to Actual	Invoice for October has not been received.
Engineering Fees	Budget to Actual	No Comments
Field Management Services	Straight Line Budget	No Comments
Annual Audit	Based on Contracts	Engagement Letter for FY 2018 is \$3800;
Trustee Fees	Actual Spent	Series 2004 Paid
Management Services	Based on Contracts	No Comments
Property Appraiser	Budget to Actual	\$2 per lot and 1% commissions for gross assessment roll. (Property Appraiser Invoice Paid)
Postage and Delivery	Budget to Actual	No Comments
Insurance	Actual Spent	No Comments
Printing and Binding	Budget to Actual	No Comments
Legal, Advertising & Other	Budget to Actual	No Comments
Office Supplies	Budget to Actual	No Comments
Dues, Licenses, Subs	Budget to Actual	Used for DCA & Pool Permits.
Bond Interest	Budget to Actual	No Comments
Bond Principal	Budget to Actual	No Comments

FIELD:		
Contractual-Security	Based on Contracts	Quarterly Pool Monitoring \$8313.21 per Quarter. Monthly Gate Monitoring \$10,473.00.
Security Patrols	Budget to Actual	Parking Patrol \$800 per month and City Police Detail (\$31/Hour @ 40 Hours per month)
Security System Lease	Based on Contracts	1st Quarter Monitoring billed in November.
Telephone	Actual Spent Averaged	Includes current AT&T bill, Comcast DSL, and 3 Payphones.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	No Comments
Pest Control	Budget to Actual	No Comments
Community Maintenance	Actual Contract	Landscape Maintenance/Tree Trimming/Mulch
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Straight Line Budget	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake Maintenance	Straight Line Budget	No Comments
Fountain Maintenance/Repair	Straight Line Budget	No Comments
Park & Pool Maintenance/Repair	Straight Line Budget	No Comments
Landscape Repairs & Improvement	Budget to Actual	No Comments
Drainage Maintenance	Straight Line Budget	No Comments
Road & Sidewalk Maintenance/Repair	Straight Line Budget	No Comments
Sign Maintenance/Repair	Straight Line Budget	No Comments
Pressure Cleaning	Straight Line Budget	No Comments
Electrical Repair & Replacement	Straight Line Budget	No Comments
Gate Repair & Replacement	Straight Line Budget	Includes monthly Platinum Service Plan provided by Envera for \$1600.52 per Month.
Holiday Decorations	Actual Contract	No Comments
Storm Cleanup-Hurricane	Actual	Filed claim with FEMA. See attached FEMA Reimbursement Schedule
Traffic Accident Repairs	Actual Contract	No Comments
Major Projects	Straight Line Budget	No Comments

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012 DEBT SERVICE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2018

	ADOPTED BUDGET	PRORATED THRU 10/31/18	ACTUAL THRU 10/31/18	VARIANCE
<u>REVENUES:</u>				
Special Assessments - A Bonds	\$91,163	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$91,163	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
<u>Series 2012</u>				
Interest - 11/01	\$15,813	\$0	\$0	\$0
Interest - 5/01	\$15,813	\$0	\$0	\$0
Principal - 5/01	\$60,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$91,625	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$463)		\$0	
FUND BALANCE - Beginning	\$25,374		\$69,582	
FUND BALANCE - Ending	\$24,912		\$69,582	

**CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2019**

<i>Series 2004, Special Assessment Bonds</i>		
<i>Interest Rate;</i>	<i>4.34%</i>	
<i>Maturity Date:</i>	<i>5/1/2020</i>	
<i>Reserve Fund Requirement:</i>	<i>None</i>	
<i>Bonds outstanding - 9/30/2018</i>		<i>\$324,605.03</i>
<i>Less:</i>	<i>May 1, 2019 (Mandatory)</i>	<i>\$0.00</i>
<i>Current Bonds Outstanding</i>		<i>\$324,605.03</i>

<i>Series 2012, Special Assessment Bonds</i>		
<i>Interest Rate;</i>	<i>5.50%</i>	
<i>Maturity Date:</i>	<i>5/1/2026</i>	
<i>Reserve Fund Requirement:</i>	<i>\$45,637.50</i>	
<i>Bonds outstanding - 9/30/2018</i>		<i>\$575,000.00</i>
<i>Less:</i>	<i>May 1, 2019 (Mandatory)</i>	<i>\$0.00</i>
<i>Current Bonds Outstanding</i>		<i>\$575,000.00</i>

<i>Total Current Bonds Outstanding</i>		<i>\$899,605.03</i>
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Coral Bay
Community Development District
 General Fund
 Statement of Revenues and Expenditures (Month by Month)
 FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
<i>Revenues</i>													
Maintenance Assessments - Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Damage Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Toscana Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vending Machine Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Total Revenues	\$71	\$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	\$71
<i>ADMINISTRATIVE:</i>													
Supervisors Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Management Services	\$5,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,274
Computer Time	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Commissions/Tax Collector	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage and Delivery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing and Binding	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Insurance	\$16,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,373
Legal Advertising & Other	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73
Office Supplies	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Bond Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bond Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$26,973	\$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	\$26,973

**Coral Bay
Community Development District**

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
FIELD:													
Field Management Fees	\$1,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,791
Contractual-Security	\$18,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,786
Security Patrols	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security System Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$2,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,963
Water & Sewer	\$1,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,323
Electric	\$6,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,775
Pest Control	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85
Community Maintenance	\$19,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,322
Other Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Pumps Maintenance & Repair	\$377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377
Landscape Repairs & Improvement	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
Wall Maintenance & Repair	\$3,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,278
Park & Pool Maintenance/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Fountain Maintenance/Repair	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160
Drainage Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road & Sidewalk Maintenance/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sign Maintenance/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical Repair & Replacement	\$4,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,870
Holiday Decorations	\$18,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,112
Gate Repair & Replacement	\$5,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,651
Storm Cleanup-Hurricane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Accident Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Major Projects	\$4,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,412
Total Field Expenditures	\$94,703	\$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	\$94,703
Capital Reserves													
Road Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Repainting	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Total Capital Reserve	\$500	\$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	\$500
Subtotal Operating Expenditures	\$122,176	\$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	\$122,176
Other Sources and Uses													
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$122,105)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$122,105)

CORAL BAY CDD
HURRICANE IRMA-FEMA REIMBURSEMENT SCHEDULE

Fund	Dept	Acct	Sub-Acct	Source	Description	Reference	Date	Amount	Vendor	Invoice#	Invoice Date	Check#	Vendor Name	Category	Payout	Amount	Comments
001	320	53800	46406	AP	9/15/17-LANDSCAPE TRIAGE ⁽¹⁾	900021	10/4/2017	\$4,560.00	21	21254	9/16/2017	13338	INNOVATIVE GROUNDS MANA	B	100%	\$ 4,560.00	Completed
001	320	53800	46406	AP	9/19/17-LANDSCAPE TRIAGE ⁽¹⁾	900021	10/4/2017	\$4,340.00	21	21273	9/21/2017	13339	INNOVATIVE GROUNDS MANA	B	100%	\$ 4,340.00	Completed
001	320	53800	46406	AP	9/21/17-LANDSCAPE TRIAGE ⁽¹⁾	900021	10/4/2017	\$5,687.50	21	21274	9/22/2017	13340	INNOVATIVE GROUNDS MANA	B	100%	\$ 5,687.50	Completed
001	320	53800	46406	AP	9/25/17-LANDSCAPE TRIAGE ⁽¹⁾	900021	10/4/2017	\$5,440.00	21	21286	9/30/2017	13342	INNOVATIVE GROUNDS MANA	B	100%	\$ 5,440.00	Completed
001	320	53800	46406	AP	9/30/17-LANDSCAPE TRIAGE ⁽¹⁾	900021	10/4/2017	\$1,120.00	21	21305	10/2/2017	13349	INNOVATIVE GROUNDS MANA	B	100%	\$ 1,120.00	Completed
001	320	53800	46406	AP	REMOVE DAMAGE WALL PANEL	1000070	12/6/2017	\$1,750.00	70	14449	10/13/2017	13399	STANFORD & SONS TRUCKIN	B	75%	\$ 1,312.50	Completed
001	320	53800	46406	AP	LANDSCAPE TRIAGE-HURR IRM	1000021	1/12/2018	\$1,475.00	21	21334	10/10/2017	13414	INNOVATIVE GROUNDS MANA	B	75%	\$ 1,106.25	Completed
001	320	53800	46406	AP	LANDSCAPE TRIAGE-HURR IRM	1000021	1/12/2018	\$1,260.00	21	21381	10/31/2017	13414	INNOVATIVE GROUNDS MANA	B	75%	\$ 945.00	Completed
001	320	53800	46406	AP	BALANCE-HURRICANE IRMA	1200085	12/22/2017	\$8,150.00	85	12876	10/11/2017	13400	PEOPLE'S CHOICE PRESSUR	B	75%	\$ 6,112.50	Completed
001	320	53800	46406	AP	HURR IRMA-STUMP REMOVALS	1200021	1/12/2018	\$12,350.00	21	21503	12/22/2017	13414	INNOVATIVE GROUNDS MANA	B	75%	\$ 9,262.50	Completed
001	320	53800	46406	AP	HURRICANE IRMA CLEANUP	100158	1/30/2018	\$747.00	158	4689	1/30/2018	13418	LAKE AND WETLAND MANAGE	B	75%	\$ 560.25	Completed
001	320	53800	46406	AP	IRRIGATION REPAIRS-STORM ⁽¹⁾	900021	10/4/2017	\$697.85	21	21281	9/25/2017	13341	INNOVATIVE GROUNDS MANA	G	75%	\$ 528.39	Completed
001	320	53800	46406	AP	DEPOSIT-POOL EDGE REPAIRS	1100181	11/8/2017	\$1,250.00	181	6352	11/1/2017	13374	ALL STAR PAVERS, INC	G	75%	\$ 937.50	Completed
001	320	53800	46406	AP	BALANCE-POOL EDGE REPAIRS	1100181	11/8/2017	\$1,273.00	181	6367	11/7/2017	13375	ALL STAR PAVERS, INC	G	75%	\$ 954.75	Completed
001	320	53800	46406	AP	REPAIRED TILE ROOF	1100098	12/6/2017	\$800.00	98	113017	11/30/2017	13378	A-TECH ROOFING	G	75%	\$ 600.00	Completed
001	320	53800	46406	AP	REMOVE 360' PVC FENCE	100184	1/30/2018	\$8,575.00	184	26951	1/29/2018	13419	ORTIZ CONSTRUCTION SERV	G	75%	\$ 6,431.25	Completed
001	320	53800	46406	AP	3/4 HP PUMP-HURR IRMA	100150	1/30/2018	\$2,088.14	150	25119	1/24/2018	13420	HALL FOUNTAINS, INC	G	75%	\$ 1,566.11	Completed
001	320	53800	46406	AP	Tot Lot PlaygroundCanopy Replacement	300145	3/29/2018	\$950.00	145	29713	3/19/2018	13461	PLAY SPACE SERVICES, INC	G	75%	\$ 712.50	In progress
001	320	53800	46406	AP	Tot Lot PlaygroundCanopy Replacement	300186	3/29/2018	\$1,318.00	186	4521	3/19/2018	13460	ARC LLC	G	75%	\$ 988.50	In progress
001	320	53800	46406	AP	LIGHT REPAIR-HURR IRMA	1000179	11/1/2017	\$187.14	179	2971	10/16/2017	13370	MMJ ELECTRIC	Not Qualified	0%	\$ -	Completed
001	320	53800	46406	AP	SERVICE THRU 11/25/2017	1100089	12/6/2017	\$1,840.00	89	82974	12/4/2017	13395	KEITH AND SCHNARS, P.A.	Not Qualified	0%	\$ -	Completed
001	320	53800	46406	AP	SERVICE THRU 12/30/2017	1200089	1/31/2018	\$1,580.00	89	83078	1/8/2018	13438	KEITH AND SCHNARS, P.A.	Not Qualified	0%	\$ -	Completed
001	320	53800	46406	AP	SIL/SOD TO DAMAGED AREAS	100021	1/12/2018	\$5,860.00	21	21543	1/3/2018	13414	INNOVATIVE GROUNDS MANA	Not Qualified	0%	\$ -	Completed
001	320	53800	46406	AP	SERVICE THRU 01/27/2018	100089	2/28/2018	\$690.00	89	83279	2/7/2018	13457	KEITH AND SCHNARS, P.A.	Not Qualified	0%	\$ -	Completed
001	320	53800	46406	AP	SERVICE THRU 02/24/2018	200089	4/3/2018	\$3,105.00	89	83391	3/5/2018	13475	KEITH AND SCHNARS, P.A.	Not Qualified	0%	\$ -	Completed
001	320	53800	46406	AP	SURVEYING SERVICES	200089	4/3/2018	\$1,062.50	89	83392	3/5/2018	13475	KEITH AND SCHNARS, P.A.	G	n/a	\$ -	Completed
<u>\$78,156.13</u>																	
<u>\$53,160.49</u>																	

WORK IN PROGRESS

Fund	Dept	Acct	Sub-Acct	Source	Description	Reference	Date	Amount	Vendor	Invoice#	Invoice Date	Check#	Vendor Name	Category	Payout	Amount	Comments
					Perimeter Wall - Repairs			\$37,800.00					PRECAST WALL SYSTEMS	G	75%	\$28,350.00	In progress
					Services & Surveying			\$13,477.50					KEITH and SCHNARS, P.A.	G	75%	\$10,108.13	In progress
<u>\$129,433.63</u>																	
<u>\$38,458.13</u>																	

⁽¹⁾ Represents expenditures recorded in FY 2017.

\$91,618.62

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE SCHEDULE

	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>9/30/2019</u> <u>TOTAL</u>
Wall Repainting	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$500.00	\$48,000.00

Coral Bay CDD

November 8, 2018 - Field Manager Report

Action

- 1 Proposals *Board Direction on the Subdivision Sidewalks Pressure Cleaning*
Being Provided - People's Choice Pressure Cleaning
 - Ultimate Painting Contractors
- Board Direction on the Coral Bay Clubhouse Holiday Lighting*
 - CDI 1 Year Agreement for Clubhouse
- Board Direction on the Cleaning of Storm Drain Basins Proposals*
 - CBI Environmental Services
 - Shenandoah General Construction
- Board Direction on dates & times gates should be open for upcoming Holidays*

Updates

- 1 Landscape *Mulch, Annuals, and Tree Trimming*
Maintenance - Mulch installation in progress
 - Annuals schedule to be installed Wednesday 11/7 /18
 - Tree Trimming as schedule
- 2 Electrical Repairs *Completed installations, removals, and repairs*
 - Subdivision removal of broken coach lights, added LED lighting, and GFI's
 - N. & S. Bay Dr. repairs & changed all bulbs to white LED on coach poles
- 3 Holiday Lights *In progress as scheduled*
 - Holiday Lighting will be illuminated November 1st
 - Holiday Decorations will be installed by November 31st
 - Holiday Decorations will be illuminated December 1st
- 4 Inspections Weekly inspections and Bi-weekly inspections and drives with vendor
- 5 Pressure Cleaning In progress as scheduled

Please contact Dennis Baldis for any questions or concerns at (954) 520-0515 or Julio Padilla at 786-352-1110

Thank you, *DJB, JP*



SERVICE & INSPECTION REPORT

CUSTOMER: Coral Bay

ACCOUNT#: _____ DATE: 10/16/18

WEATHER CONDITIONS: Sunny

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O <u>70</u> °F	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
DISSOLVED OXYGEN <u>6.1</u> ppm	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
pH READING <u>7</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER CLARIYY <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER LEVEL <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low

REMARKS: Water quality look good

LAKE MANAGEMENT

<input checked="" type="checkbox"/> ALGAE CONTROL	Lake(s): <u>1</u>
<input type="checkbox"/> GRASSES & EMERGENTS	Lake(s): _____
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	Lake(s): <u>1</u>
<input checked="" type="checkbox"/> FLOATING PLANTS	Lake(s): <u>1</u>
<input type="checkbox"/> INSPECTION	Lake(s): <u>All</u>
<input type="checkbox"/> DEBRIS	Lake(s): _____

REMARKS: Treatment are working good

WETLAND AREA MAINTENANCE

<input type="checkbox"/> INVASIVE / EXOTIC SPECIES	WETLAND(S) #: _____	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> GRASSES		<input type="checkbox"/> MANUAL REMOVAL	REMOVAL
<input type="checkbox"/> VINES		<input type="checkbox"/> INSPECTION	

REMARKS: _____

LITTORAL SHELF

<input type="checkbox"/> SHORELINE GRASSES & EMERGENTS	SHELVES #: _____	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> FLOATING PLANTS		<input type="checkbox"/> MANUAL REMOVAL	REMOVAL
<input type="checkbox"/> INVASIVE / EXOTIC SPECIES		<input type="checkbox"/> INSPECTION	

REMARKS: _____

MOSQUITO / MIDGE LARVAE CONTROL

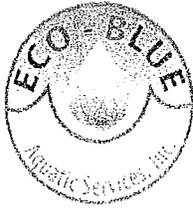
<input type="checkbox"/> INSECTICIDE TREATMENT	LAKE(S): _____	<input type="checkbox"/> INSPECTION
--	----------------	-------------------------------------

REMARKS: _____

FISH & WILDLIFE OBSERVATIONS

FISH:	<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input checked="" type="checkbox"/> Tilapia	<input checked="" type="checkbox"/> Grass carp	<input checked="" type="checkbox"/> Mosquitofish	<input type="checkbox"/> Shad	
BIRDS:	<input checked="" type="checkbox"/> Duck	<input type="checkbox"/> Wood stork	<input checked="" type="checkbox"/> Shorebird	<input type="checkbox"/> Wading bird	<input type="checkbox"/> Songbird	<input type="checkbox"/> Vulture	<input checked="" type="checkbox"/> Gallinule	
REPTILES:	<input type="checkbox"/> Alligator	<input type="checkbox"/> Snake	<input checked="" type="checkbox"/> Turtle	<input type="checkbox"/> Tortoise	<input type="checkbox"/> Lizard	<input type="checkbox"/> Amphibians	<input checked="" type="checkbox"/> Insects	
NATIVE PLANTS NOTED	<input type="checkbox"/> Cypress	<input type="checkbox"/> Wax myrtle	<input type="checkbox"/> FL Pine	<input type="checkbox"/> Red Maple	<input type="checkbox"/> Waterlily	<input type="checkbox"/> Mangrove	<input type="checkbox"/> Pond Apple	<input type="checkbox"/> Oak
	<input type="checkbox"/> Cocoplum	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Blue flag iris	<input type="checkbox"/> Strangler fig	<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Thalia	<input type="checkbox"/> Palms
	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Spikerush	<input type="checkbox"/> Buttonbush	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Fakahatcheegrass	<input type="checkbox"/> Spatterdock	<input type="checkbox"/> Ferns
	<input type="checkbox"/> Baby tears	<input type="checkbox"/> Naiad	<input type="checkbox"/> Chara	<input type="checkbox"/> Duckweed	<input type="checkbox"/> Bladderwort	<input type="checkbox"/> Pondweed	<input type="checkbox"/> Slender spikerush	<input type="checkbox"/> Bacopa
INVASIVE & EXOTIC PLANTS NOTED	<input type="checkbox"/> Brazilian pepper	<input type="checkbox"/> Melaleuca	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Bischofia	<input type="checkbox"/> Earleaf Acacia	<input type="checkbox"/> Australian pine	<input type="checkbox"/> Shoebuttton	<input type="checkbox"/> Sedge
	<input type="checkbox"/> Climbing Fern	<input type="checkbox"/> Air potato	<input type="checkbox"/> Torpedograss	<input type="checkbox"/> Azolla	<input type="checkbox"/> Salvinia	<input type="checkbox"/> Floating Hearts	<input type="checkbox"/> Primrose	<input type="checkbox"/> Hydrilla
	<input type="checkbox"/> Lantana	<input type="checkbox"/> Alligatorweed	<input type="checkbox"/> Hygrophilia	<input type="checkbox"/> Water Lettuce	<input type="checkbox"/> Water Hyacinth	<input type="checkbox"/> Downy rose myrtle	<input type="checkbox"/> Java plum	<input type="checkbox"/> Cattail

Remarks: _____



SERVICE & INSPECTION REPORT

CUSTOMER: Conal Bay
 ACCOUNT#: _____ DATE: 10/29/18
 WEATHER CONDITIONS: Sunny

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O <u>69</u> °F	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
DISSOLVED OXYGEN <u>6.1</u> ppm	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
pH READING <u>6.9</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER CLARIYY <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER LEVEL <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low

REMARKS: Water quality is good

LAKE MANAGEMENT

<input checked="" type="checkbox"/> ALGAE CONTROL	Lake(s): <u>2, 3</u>
<input type="checkbox"/> GRASSES & EMERGENTS	Lake(s): _____
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	Lake(s): <u>2, 3</u>
<input checked="" type="checkbox"/> FLOATING PLANTS	Lake(s): <u>2, 3</u>
<input checked="" type="checkbox"/> INSPECTION	Lake(s): <u>All</u>
<input type="checkbox"/> DEBRIS	Lake(s): _____

REMARKS: Treatment are working good

WETLAND AREA MAINTENACE

WETLAND(S) #: _____

<input type="checkbox"/> INVASIVE / EXOTIC SPECIES	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> GRASSES	<input type="checkbox"/> MANUAL REMOVAL	REMOVAL
<input type="checkbox"/> VINES	<input type="checkbox"/> INSPECTION	

REMARKS: _____

LITTORAL SHELF

SHELVES #: _____

<input type="checkbox"/> SHORELINE GRASSES & EMERGENTS	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> FLOATING PLANTS	<input type="checkbox"/> MANUAL REMOVAL	REMOVAL
<input type="checkbox"/> INVASIVE / EXOTIC SPECIES	<input type="checkbox"/> INSPECTION	

REMARKS: _____

MOSQUITO / MIDGE LARVAE CONTROL

LAKE(S): _____

<input type="checkbox"/> INSECTICIDE TREATMENT	<input type="checkbox"/> INSPECTION
--	-------------------------------------

REMARKS: _____

FISH & WILDLIFE OBSERVATIONS

FISH: <input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input checked="" type="checkbox"/> Tilapia	<input type="checkbox"/> Grass carp	<input checked="" type="checkbox"/> Mosquitofish	<input type="checkbox"/> Shad
BIRDS: <input checked="" type="checkbox"/> Duck	<input type="checkbox"/> Wood stork	<input type="checkbox"/> Shorebird	<input checked="" type="checkbox"/> Wading bird	<input type="checkbox"/> Songbird	<input type="checkbox"/> Vulture	<input checked="" type="checkbox"/> Gallinule
REPTILES: <input type="checkbox"/> Alligator	<input type="checkbox"/> Snake	<input checked="" type="checkbox"/> Turtle	<input type="checkbox"/> Tortoise	<input type="checkbox"/> Lizard	<input type="checkbox"/> Amphibians	<input checked="" type="checkbox"/> Insects
NATIVE PLANTS NOTED						
<input type="checkbox"/> Cypress	<input type="checkbox"/> Wax myrtle	<input type="checkbox"/> FL Pine	<input type="checkbox"/> Red Maple	<input type="checkbox"/> Waterlily	<input type="checkbox"/> Mangrove	<input type="checkbox"/> Pond Apple
<input type="checkbox"/> Cocoplum	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Blue flag iris	<input type="checkbox"/> Strangler fig	<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Thalia
<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Spikerush	<input type="checkbox"/> Buttonbush	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Fakahatcheegrass	<input type="checkbox"/> Spatterdock
<input type="checkbox"/> Baby tears	<input type="checkbox"/> Naiad	<input type="checkbox"/> Chara	<input type="checkbox"/> Duckweed	<input type="checkbox"/> Bladderwort	<input type="checkbox"/> Pondweed	<input type="checkbox"/> Slender spikerush
INVASIVE & EXOTIC PLANTS NOTED						
<input type="checkbox"/> Brazilian pepper	<input type="checkbox"/> Melaleuca	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Bischofia	<input type="checkbox"/> Earleaf Acacia	<input type="checkbox"/> Australian pine	<input type="checkbox"/> Shoebutton
<input type="checkbox"/> Climbing Fern	<input type="checkbox"/> Air potato	<input type="checkbox"/> Torpedograss	<input type="checkbox"/> Azolla	<input type="checkbox"/> Salvinia	<input type="checkbox"/> Floating Hearts	<input type="checkbox"/> Primrose
<input type="checkbox"/> Lantana	<input type="checkbox"/> Alligatorweed	<input type="checkbox"/> Hygrophilia	<input type="checkbox"/> Water Lettuce	<input type="checkbox"/> Water Hyacinth	<input type="checkbox"/> Downy rose myrtle	<input type="checkbox"/> Java plum
						<input type="checkbox"/> Cattail

Remarks: _____

MINUTES OF THE OCTOBER 11, 2018 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, October 11, 2018
7:00 p.m.

Coral Bay Recreation Center
3101 South Bay Drive, Margate, Florida

Call to Order

The meeting was called to order at 7:00 p.m. in the Coral Bay Recreation Center.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Tony Spavento	Chairman	Present
Daniel Dean	Vice Chairman	Present
Tina Hagen	Supervisor	Present
Ronald Gallucci	Supervisor	Present
John Hall	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Dennis Baldis, GMS, Bob Zuccaro, District Engineer and several residents (copy of sign-in sheet attached hereto and made a part hereof)

1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order and led the pledge of allegiance.

2. Presentations

A. Wall Painting Map

- 1) Sherwin Williams**
- 2) Benjamin Moore**

(At this time a brief presentation was given by Benjamin Moore (Sherwin Williams was not in attendance due to a death in the family, no other rep was available to attend the meeting) A lengthy Q&A session followed the presentation – Tape Time: 0:03:57)

3. Audience Comments/Supervisors Responses

Mr. Spavento asked if there were any comments from the audience. *(Tape Time: 0:040:51)*

Mr. Al Kapalka who lives in Islamorada, asked if there was going to be a traffic rated box at South Bay Drive. *(Tape Time: 0:41:02).*

Mr. Baldis commented that if Mr. Kapalka could show him where the location was he would have a box put on it. *(Tape Time: 0:41:49)*

Mr. Stefan Ehrenberg who lives on Buena Vista Place asked for updates on the speed humps, and on the lakes if there was anything being done for the seawalls and also on the palm trees. *(Tape Time: 0:42:23)*

Mr. Spavento commented they had been working on the algae issue and stated direction was given to staff to look at the perimeter of the lake and asked Mr. Baldis if the process had started. *(Tape Time 0:42:52)*

Mr. Baldis stated the process had not begun because staff needed additional direction of what the Board wanted to do since it would be on a case by case basis, and there was never any specific direction on exactly what to do. Maps were done, easements were measured, samples were shown of what was in the easements, but as far as restoration, no direction has been given. *(Tape Time: 0:43:15)*

Mr. Dean asked Mr. Baldis what he needed to move forward. (Tape Time: 0:44:37)

Mr. Baldis stated that each area was different and so there would not just be one overall direction for all areas, so he wasn't sure what would be needed. (Tape Time: 0:44:47)

Mr. Dean commented there may be some simple solution which should be looked at that may involve rip rap to the required 4 to 1 slope on an average, depending on the specific area. (Tape Time: 0:45:43)

Mr. Baldis commented the best approach would probably be to go out and look at every scenario and ask the engineer for his recommendations to correct each situation, then address each one on a case by case basis. (Tape Time: 0:46:41)

Ms. Lenore Dunlop who lives in Islamorada on the lake stated her understanding was that the lake bank erosion was not covered by the District because only individual homeowners who chose to purchase lake front property were responsible for those things, and it could not be dispersed to the other homeowners in Islamorada or any of the other homes in Coral Bay. (Tape Time: 0:53:29)

Mr. Pawelczyk commented on the issue of the steep drop off of the lank banks and stated some people may not be able to do the rip rap per the District's specs which was the intent of the resolution. However, if anyone had a vendor with another proposal they could certainly bring that design to the District and the District could have the engineer look at it and give his recommendation on that design stating whether or not that meets the intent of the resolution both functionally and aesthetically and then the District could approve it because it was the District's responsibility to maintain the lake. (Tape Time: 0:55:57)

Mr. Zuccaro, District Engineer, commented that he would be happy to provide his business card to any of the homeowners that would like it, and he could also provide the name of a vendor who does an excellent job of re-establishing lake banks. (Tape Time: 0:57:04)

Mr. Zuccaro also commented on the speed humps stating that the paperwork is being submitted for permitting. (Tape Time: 1:03:21)

Mr. Baldis stated the speed hump item was listed under the field manager's report and also confirmed the paperwork was in for permit. (Tape Time: 1:03:21)

Mr. Hall commented that the fence between the Coral Bay property and the apartment complex on the north side was turning green. It was not the District's fence, but it needed to be pressured cleaned. Mr. Hall asked Mr. Baldis if he could inform the apartment complex to have their fence cleaned. (Tape Time: 1:13:04)

4. Staff Reports

A. Attorney

Mr. Pawelczyk stated he had nothing to report unless there were any questions from the Board. There were no questions. (Tape Time: 1:13:49)

B. Engineer

The engineer also had nothing to report at this time. (Tape Time: 1:13:59)

C. Treasurer

1) *Approval of Check Run Summary and Invoices*

2) *Combined Balance Sheet, Statement of Revenues and Expenditures*

Mr. Spavento asked for any questions, or a motion to approve the financials. (Tape Time: 1:14:30)

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor

Tape time: 1:14:31

A copy of the Combined Balance Sheet and Statement of Revenues and Expenditures were enclosed.

D. Field Manager

1) Monthly Report

Mr. Baldis presented the Field Manager's Report and stated if there were any questions he would be happy to address them. He also stated that Peninsula Park had to be closed because of a leak and that he was having difficulty getting someone to come out and look at that issue, but he was working on getting the park opened as soon as possible. (*Tape Time: 1:15:30*)

Mr. Spavento asked for an update on the lake maintenance algae issue (*Tape Time: 1:15:58*)

Mr. Baldis commented that he checks on that daily and there didn't seem to be an algae problem, the lake is in very good condition and it continues to get better every day and the vendor comes twice a month to treat it. (*Tape Time: 1:16:05*)

2) Lake Report

3) Gate Report

Mr. Baldis stated he was skipping over the gate report this month, and also asked the Board if staff could possibly provide this report outside the Board meetings, perhaps the second week of every month, so there would be ample time to complete the report and then distribute it to the Board on a timely basis because it was very difficult to include the report in the agenda every month. (*Tape Time: 1:24:10*)

Mr. Hall stated he didn't have any problem with the request, however he would have a problem if a gate report was never provided as a follow up if an incident would occur in the future. (*Tape Time: 1:25:04*)

Mr. Baldis stated the report is extremely time consuming for Mr. Padilla to put together every month. He spends a minimum of one third of his time every week working on the report. (Tape Time: 1:25:31)

The Board agreed to the request relating to the gate report. (Tape Time: 1:25:52)

E. CDD Manager - Approval of the Minutes of the September 13, 2018 Meeting

ACTION:	Approve Minutes of September 13, 2018 meeting
RESULT:	September 13, 2018 meeting minutes approved as presented
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:27:12	

5. New Business

A. Consideration of Small Project Agreement with People's Choice Pressure Cleaning

ACTION:	Approve the Small Project Agreement with People's Choice Pressure Cleaning in an amount not to exceed \$12,725
RESULT:	Small Project Agreement was approved
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:27:57	

Mr. Spavento suggested that Mr. Dean inform the Board of the request from Indian Key HOA relating to the installation of holiday lighting at the Indian Key entranceway which would be coordinated with the same holiday theme as the CDD's lighting display.

Mr. Dean read the HOA's standard request form into the record. Mr. Spavento asked if there were any objections from the Board regarding the request, there were none. The Board approved the request at this time. (Tape Time: 1:29:38)

B. Consideration of Permit Application for Permit Paver Driveway – 3234 W. Buena Vista Drive

Mr. Spavento commented this permit application was submitted by an Islamorada property owner requesting to expand their driveway with brick pavers, including the swale area, and asked Mr. Kapalka if the HOA Board had approved the application. (Tape Time: 1:33:40)

Mr. Kapalka, who is on the Islamorada HOA Board stated it was approved with certain conditions which were described in attached letter from Benchmark Property Management of what the homeowner needed to do. (Tape Time: 1:34:06)

(At this point there was a lengthy discussion among the Board members relating to the mix use of concrete with pavers, what the original driveway dimensions were, and the city restrictions on how wide you're actually allowed to expand the driveway, the swale, and also the location of the mailbox.) (Tape Time: 1:34:36)

The Board did not approve the homeowner's application request at this time and were in agreement that more information was needed, stating it may not meet city requirements, there was no copy of a signed ARC form from Islamorada, the drawing was unclear and very hard to read, so the Board asked for the application to be returned and for Mr. Baldis to explain to the homeowner what was needed to move forward with their request. (Tape Time: 1:37:24)

Mr. Baldis commented he had an additional item under new business regarding a question that was posed to him relating to the interior sidewalks in the community to see

if the Board would consider having him obtain a proposal to have the sidewalks pressured cleaned. (Tape Time: 1:44:52)

Ms. Hagen agreed they should have them cleaned and Mr. Dean concurred. The entire Board agreed without objection to proceed with obtaining proposals for this item. (Tape Time: 1:45:14)

6. Old Business

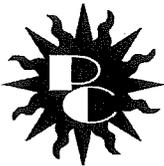
There not being any, the next item followed.

7. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:46 p.m.
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:45:24	

Secretary/Assistant Secretary

Chairman/Vice Chairman



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Estimate

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone

954-445-8033

Fax
E-mail

954-382-9267

h2opressure@bellsouth.net

www.allpeopleschoice.com

Date

10/23/2018

Name / Address	
CORAL BAY CDD ATTN: JULIO 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	954-520-0515 CELL DEN

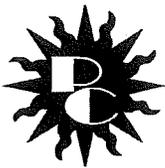
Project
SUBDIVISIONS

Description	Qty	Cost	Total
FAY'S COVE- 119 HOMES PRESSURE WASH SIDEWALKS		1,500.00	1,500.00
INDIAN KEY- 215 HOMES PRESSURE WASH SIDEWALKS		2,800.00	2,800.00
ISLAMORADA- 64 HOMES PRESSURE WASH SIDEWALKS		900.00	900.00
LAS BRISAS- 122 HOMES PRESSURE WASH SIDEWALKS		1,700.00	1,700.00
LAS BRISAS DEL MAR- 34 HOMES PRESSURE WASH SIDEWALKS		650.00	650.00
MALLORY HARBOR- 101 HOMES PRESSURE WASH SIDEWALKS		1,500.00	1,500.00
PORT ANTIGUA- 147 HOMES PRESSURE WASH SIDEWALKS		1,900.00	1,900.00
Total			

Signature

Steve Landis, President

Customer Signature _____



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Estimate

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone 954-445-8033

Fax 954-382-9267

www.allpeopleschoice.com

E-mail

h2opressure@bellsouth.net

Date
10/23/2018

Name / Address	
CORAL BAY CDD ATTN: JULIO 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	954-520-0515 CELL DEN

Project
SUBDIVISIONS

Description	Qty	Cost	Total
THE CAPE- 195 HOMES PRESSURE WASH SIDEWALKS WATER PROVIDED BY PEOPLE'S CHOICE PRESSURE CLEANING		2,500.00	2,500.00
Total			\$13,450.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted.

Signature _____
Steve Landis, President

Customer Signature _____

Estimate

ULTIMATE PAINTING CONTRACTORS

3308 Orinoco Lane
Margate, FL 33063
754 999 1050
info@UltimatePainting.us

October 31, 2018

BILL TO

Coral Bay Community Development District
c/o Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351
jpadilla@gmssf.com

FOR

Internal sidewalks cleaning

DESCRIPTION

Pressure cleaning of internal sidewalks as requested on
previous email

AMOUNT

\$19,700.00

SUBTOTAL \$	19,700.00
TAX RATE \$	-
OTHER \$	-
TOTAL \$	19,700.00



Christmas Designers

Masters Of Commercial Decorating

September 17, 2018

Coral Bay CDD
Julio Padilla
5385 N Nob Hill Road
Sunrise, FL 333531

Phone: 954-721-8681
Email: jpadilla@gmssf.com

Reference: Holiday Lighting – CORAL BAY CDD - CLUBHOUSE
3101 S Bay Drive
Margate, FL 33063

Dear Julio:

Please find enclosed Christmas Designers proposal for holiday lighting at CORAL BAY CDD - CLUBHOUSE for the 2018 Holiday Season.

Should you have any questions after you review the enclosed, please contact us at 800-432-5139.

If everything meets with your approval, please sign the acceptance sheet and e-mail or fax this back to us at 954-973-0914. We will generate the 50% deposit invoice and when receiving payment get you on our installation schedule.

Please see the "General Terms" page for important information regarding installation and takedown of decor and lighting.

We at Christmas Designers look forward to being of service to you, for this upcoming holiday season.

Sincerely,

Joe Campbell

Joe Campbell
Christmas Designers

JC/SK

www.ChristmasDesignersfl.com

3124 NW 16th Terrace, Pompano Beach FL, 33064 ♦ (800) 432-5139 ♦ (954) 973-4225



**Christmas
Designers**

Masters Of Commercial Decorating

**CORAL BAY CDD
CLUBHOUSE
Holiday Lighting Proposal
2018**

www.ChristmasDesignersfl.com

3124 NW 16th Terrace, Pompano Beach FL, 33064 ♦ (800) 432-5139 ♦ (954) 973-4225

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20180372 SK 09.17.2018

CORAL BAY CDD - CLUBHOUSE

HOLIDAY LIGHTING PROPOSAL 2018

AREA 1 – PERIMETER



We will outline around the entire Clubhouse with 260' of C7 12" spacing white cord light line with Warm White LED bulbs.

260' C7 12" spacing white cord w/Warm White LED bulbs \$ 1,560.00

TOTAL AREA 1 \$ 1,560.00

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GENERAL TERMS
Holiday Lighting 2018
CORAL BAY CDD - CLUBHOUSE

- Lighting may be installed beginning the second week of September with other jobs in the area. Please have all tree trimming completed by the first week in September.
- All visual decorations will be installed when lighting is turned on or no later than December 1st of each season under contract unless other arrangements have been made.
- All Visual decorations will be removed no later than January 15th of each season under contract.
- All lighting will be disconnected the first week of January of each season under contract. **(This does not mean actual removal of the lights)**
- Removal of holiday lighting will begin the first week of January and be completed by the first week of February.
- All lighting will be serviced throughout the season from “turn on” through December 31st each season.

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20180372 SK 09.17.2018



CUSTOMER AWARENESS INFORMATION SHEET

The following is a list of items that Christmas Designers has compiled to make our customers aware of some very important information regarding your holiday program.

Tree/Hedge Trimming

In order for Christmas Designers to be able to install all of our customers' program in a timely manner, it is necessary that our customers have their trees trimmed prior to our being in their area to install the holiday program. It will be necessary to have your tree trimming completed by the first week of September. If there are holiday lights being installed in your hedges, they must be trimmed by November 1st.

Electrical Specifications

Christmas Designers provides electrical specifications with every proposal for your holiday program to let you know what the electrical requirements are for the program that is being quoted. While electrical outlets may be visible in the area that is being quoted, there is no way to tell what else may be on the same circuit as those outlets. Your electrician is the only one that would be able to verify that there is sufficient power for the holiday program that is being quoted. Please have your electrician verify that there is enough power available for the holiday program. Christmas Designers would be happy to discuss any questions your electricians may have.

Servicing of Holiday Lights/Decor

At Christmas Designers, we pride ourselves on our service to our customers. Service is provided from the time of "turn on" until December 31st. We have crews dedicated solely to the service of our holiday lights/decor. Even though our service crews are out on a regular basis, should a need for service arise, please text, call or e-mail us.

Call or Text 844-42-BELLS (23557) - Write name, location & description of service needed
Visit www.ChristmasDesignersFL.com/Service
Or E-mail: service@christmasdesigners.com

Trouble Shooting Guide:

Bubble Covers on Electrical Outlets

We recommend oversized bubble covers on all electrical outlets being used for your holiday program. Bubble covers aid in preventing the outlets from getting wet, which will cause the GFI to trip. Oversized bubble covers, rather than regular size, are used to accommodate extension cords.

GFI's (Ground Fault Interrupters)

A GFI, or ground fault circuit interrupter, is an automatic device that offers personal protection against electrical shock. The GFI will trip when the receptacle and/or holiday lights become wet, which will cause your lights to go out. To reset the GFI, simply press the red "reset" button. ****Customer is responsible for resetting GFI outlets.**

****Remember GFI's will not operate in rain or when sprinklers are running. GFI's will only reset when the entire electrical system is dry and the power / timer is on.**

Lights are on 24 hours a day

Some customers experience a situation where their holiday lights are remaining lit 24 hours a day. The main cause is the electrical infrastructure not being hooked up to a permanent timer or photocell.

Disconnecting/Removal of Holiday Lights

All holiday lights will be disconnected the first week of January unless otherwise agreed to. **(This does not mean actual removal of the lights)**

Removal of holiday lighting will begin the second week of January and be completed by the second week of February. If you have any questions or need further clarification on this information, please call us at (800) 432-5139

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20180372 SK 09.17.2018

Christmas Designers

Page 6 of 7

ELECTRICAL SPECIFICATIONS
Holiday Lighting 2018
CORAL BAY CDD - CLUBHOUSE

- **110-120 Constant voltage under load REQUIRED**
- **All Amperage quoted at actual draw**
- **CUSTOMER is responsible for providing 115 VAC power outlets within twenty-five (25') of lighting area and/or lighted décor**
- **Reasonable hardware and power cords up to twenty-five (25') in length are included**
- **Christmas Designers is NOT RESPONSIBLE for outages due to ground fault interrupters (GFI) or INSUFFICIENT ELECTRICAL REQUIREMENTS**

AREA 1 – PERIMETER
TOTAL AMPS AREA 1

4.52 amps



Cliff Berry, Inc.
Environmental Services

OCTOBER 1st, 2018

PROPOSAL: CLEAN STORM DRAIN BASINS (121) AS PER ENGINEERS REPORT CORAL BAY CDD
MARGATE BROWARD COUNTY

Customer: Governmental Management Services

Contact: *Julio Padilla, Field Manager*
Phone #: *786-650-2011*
Address: *5385 N. Nob Hill Road*
Sunrise, Fl 33351
Office # *(954) 520-0515*

Proposal Sent Via Email: jpadilla@gmssf.com

Dear, Mr. Padilla

Cliff Berry, Incorporated (CBI) has been offering comprehensive **Environmental Services** for over six decades by combining proven technical expertise and problem solving proficiency. We have supported our customers in developing cost effective solutions for all of their environmental requirements.

Cliff Berry, Inc. (CBI) is pleased to provide you with a personalized pricing proposal to execute the following Scope of Work referenced below:

Scope of Work:

Cliff Berry Inc. - (CBI) will provide all the necessary personnel and equipment to vac out (121) catch basins / manholes per engineers report in Coral Bay CDD, Margate - Broward County District. CBI will decant all wash water back into onsite drainage system and dispose of all solids and debris.

Price to include labor, material, equipment and disposal (Solids Only) \$16,125.00 flat rate

Site Location: Coral Bay Community Development District, 3101 South Bay Drive Margate, Fl. 33063

Standard Terms & Conditions:

1. All regulated waste (if encountered) is subject to Profile Approval from the certified disposal facility and will be manifested (actual quantity), transported and disposed of in accordance with all Federal, State and Local regulations.
2. Our rates are based on a Monday thru Friday 0800 – 1700 workweek. If weekend work and/or second/third shift work is required and authorized, overtime rates will be charged at one and a half straight time rates and double on observed government holidays.
3. It is the customer's responsibility for any permits, tariffs, site access, flow meters, pollution/erosion control devices, traffic management, water supply, dumpsite and administrative costs which CBI may incur in the execution of this project. Any additional fee(s) shall be indicated as a separate line item on the final invoice.
4. A signed Purchase Order, Job Authorization Form or this Proposal is acknowledging agreement with the terms and conditions of this document and is required prior to job commencement.
5. Any demurrage charges that are NOT caused by CBI's field personnel shall be billed to the customer at \$150.00 per hour, per crew.

P.O. Box 13079 Port Everglades Station, Fort Lauderdale, Florida 33316
Office: (954) 763.3390 Fax: (954) 763.8375 www.cliffberryinc.com

6. This estimate applies only to the job described above.
7. This proposal is an estimate based on limited known conditions. If the scope of work changes CBI reserves the right to adjust its fee schedule as required.
8. Pricing is valid for (30) days from the date of this proposal.

Supplemental Conditions:

1. CBI's liability to protect existing structures and utilities from damage is limited to the extent of CBI's direct negligence. Due to the inherent risk associated with the methodology of the job, CBI is not liable for structures with existing damage during the course of decontamination.
2. CBI will require unimpeded access to the work site area.
3. The water used to jet the system will be decanted back into the onsite French drainage system once complete. If for any reason the wash water is contaminated and cannot be discharged back into the system customer will be notified.

Cliff Berry, Inc. would like to thank you for the opportunity to submit pricing for this project. If you require additional details on this scope of work, please do not hesitate to contact the undersigned.

CBI is committed to preserving our environment and combined with decades of documented work experience. It is our personal commitment to you that we shall execute this work with the highest degree of professionalism and environmental stewardship. All CBI field personnel are certified with 40-Hour OSHA training and are Confined Space Entry certified.

Best Regards,

Thomas (Mike) Dean
 Underground Utilities Manager
 Fort Lauderdale, FL 33316
 Cell: 954-595-9889
 Office: 954-763-3390; Ext. 1408
 Fax: 954-763-8375

 Company Representative (signature)

 Title

 Company Representative (print)

 Date

PS: Please sign and return this project proposal at your earliest convenience so that we may verify our master schedule and confirm to you the exact time and date of the work to be performed.

SHENANDOAH

CONSTRUCTION

1888 N.W. 22nd Street • Pompano Beach, FL 33069
 (954) 975-0098 Fax: (954) 975-9718

DATE: September 19, 2018
 SUBMITTED TO: Nob Hill Business Center C/O GMS
 (Government Management Services)
 STREET: 5385 N Nob Hill Rd
 CITY, STATE & ZIP: Sunrise, FL 33351
 PHONE: (954) 628-0901
 FAX:
 EMAIL: jpadilla@gmssf.com
 JOB NAME: Coral Bay CDD
 ATTENTION: Julio Padilla

PROPOSAL #P11077

We propose to furnish a crew and all necessary equipment to clean 40 of 101 structures as highlighted on plans Port Antigua 6 of 12 structures # 39,44,45,49,51 and 54. Mallory Harbor 8 of 12 structures # 89,92a,92b,97,99,100,104 and 105 Las Brisas Del Mar clean 2 of 5 structure # 126 and 128. East Mallory Harbor clean structure # 121. Las Brisas clean 5 of 9 structures # 110,112,113,118 and 119. The Cape clean 14 of 23 structures # 67,68,72,74,75,76,77,78,80,81,82,83,86 and 88. Islamorada No Cleaning Required Fay's Cove No Cleaning Required. Indian Key clean 4 of 15 structures # 8,9,13 and 16 at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet Vac Truck (3200 Gal Tank)	(at \$205.00 Per Hour)	50 hour(s)	\$10,250.00
Disposal	(at \$340.00 Per Truck Load)	5 truck load(s)	\$1,700.00
Fuel Surcharge (Vac Truck)	(at \$50.00 Per Day)	5 day(s)	\$250.00
Water Usage Fee	(at \$10.00 Per Truck Load)	10 truck load(s)	\$100.00
Estimated Total:			\$12,300.00

NOTE: One way travel time for all hourly vehicles listed above. Three hour minimum. This proposal includes removal of all loose debris from the structures only. Pipe/s not included. (excluding hazardous waste), if non-hazardous contaminated liquids or soils are encountered, such as oil, gas, fuel, hydraulic oil, etc., the customer will be required to have the material analyzed, by an approved lab, then approved by a disposal facility, prior to Shenandoah transporting and disposing of the material, additional cost for specialty hauling and disposal will be applied to the invoice, along with documented receipt.. However, we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design.

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days. (If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

SHENANDOAH

CONSTRUCTION

1888 N.W. 22nd Street • Pompano Beach, FL 33069
(954) 975-0098 Fax: (954) 975-9718

SIGNATURE:



SHENANDOAH GENERAL CONSTRUCTION CO.

Jose Vera

TITLE

Estimator

DATE

09/19/2018

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

COMPANY NAME:
REPRESENTATIVE:

DATE:
TITLE:



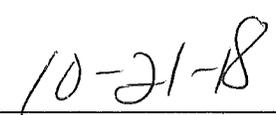
Coral Bay Community Development District Permit Application

E. Applicant Acknowledgements

1. This application, including sketches, drawings, and plans and specifications, contains a full and complete description of the proposed project and the District facilities affected. It shall be part of any permit issued by the District. All work or use of the District's facilities will be in accordance with the permit granted and with any General And Specific Criteria that may be required by the District as a condition of the permit issued.
2. The District may enter and leave your property by way of the maintenance easement and may remove any improvement or alteration, permitted or not permitted. The cost of removal and/or reinstallation shall be at the property owner's expense and the District will not be liable for any cost to remove or reinstall the improvement or alteration.
3. By accepting the approved permit, I agree that Coral Bay Community Development District shall be promptly indemnified, defended, protected, exonerated, and saved harmless from and against all expenses, attorney's fees, liabilities, claims, demands, and proceedings incurred by or imposed upon the District in connection with any claim, proceeding, demand, administrative hearing, suit, attorney's fees, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit.
4. The District may at any time inspect the improvement or alteration.
5. The District may at any time require the removal, at my expense, the improvement or alteration.
6. I will maintain at all times, at my expense, the approved improvement or alteration.
7. I have obtained or will obtain the permission of the Homeowner's Association responsible for enforcing the affected property's Restrictive Covenants.
8. I have obtained or will obtain all required building and engineering permits from the City of Margate.



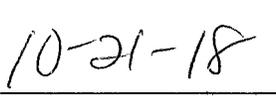
Signature of Property Owner / Applicant



Date



Signature of Co-Property Owner / Applicant



Date



Coral Bay Community Development District Permit Application

Instructions:

Coral Bay Community Development District maintains most of the amenities in the Coral Bay community, including roadways, rights-of-way, sidewalks, fencing, pools, parks, landscaping, and waterways. While the District owns much of what it maintains, some of its responsibilities co-exist with owners of homes in the District. Many property owners seek to make improvements such as docks, patios, landscaping, and fencing, to their property. Many times, these improvements occur on or affect the maintenance of easements or property owned by the District.

Please return the completed application to the District Offices at:

Coral Bay Community Development District
 c/o Governmental Management Services - South Florida
 5385 N Nob Hill Road
 Sunrise, Florida 33351

If you need assistance in completing the application, please call us at 954-721-8681 x 208.

Other entities may also need to review your proposed improvement for compliance with deed restrictions and building codes. You are strongly encouraged to contact your Homeowner's Association, which may require an architectural review or have other rules that govern improvements to your property and the City of Margate Building Department, which may require a separate building and/or engineering permit.

If you fail to get the proper approvals before you begin your proposed improvement, you may be required to restore your property to its prior condition at your expense.

The District has available for your use prototypical design plans for docks and erosion control that you are encouraged to follow. Please contact the District office for copies of these design prototypes.

Applicant Information:

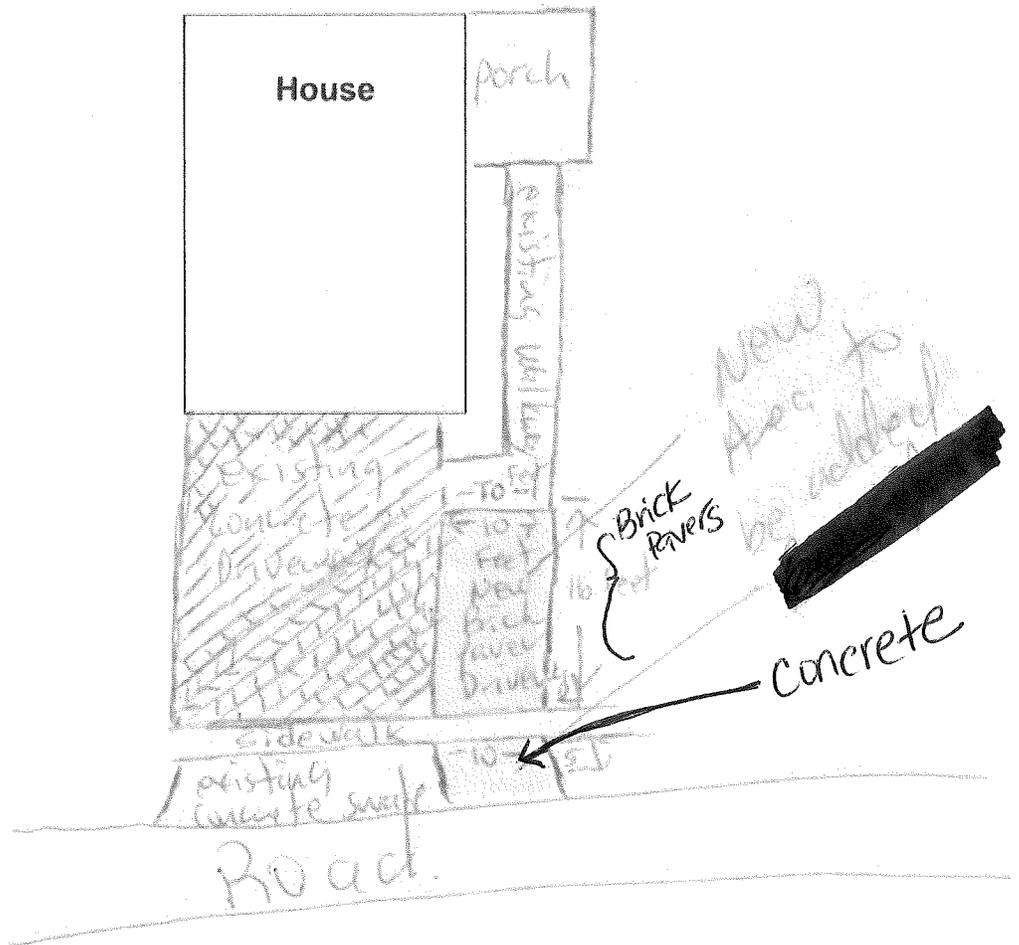
Name of Property Owner: Brandon Tam / Lily Quach
 Street Address of Property: 3234 W. Buena Vista Dr
 Mailing Address of Owner: 3234 W. Buena Vista Dr
 Telephone Number(s): 954-8031855 or 954 2572520
 Date Application Submitted: 10-22-18

District Use Only	
Date Application Received:	By: _____
Engineering Approval/Denial:	By: _____
Board Approval:	_____
Permit Issuance Date:	By: _____



Coral Bay Community Development District Permit Application

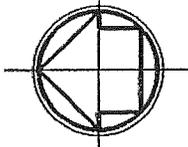
D. Project Location Sketch:



LOT 41

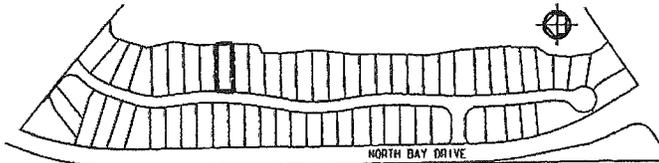
CLIENT: ICON DEVELOPMENT
PROJECT NO. 89-1233

CORAL BAY PARCEL "F"
PLAT BOOK 144, PAGE 42
BROWARD COUNTY RECORDS
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

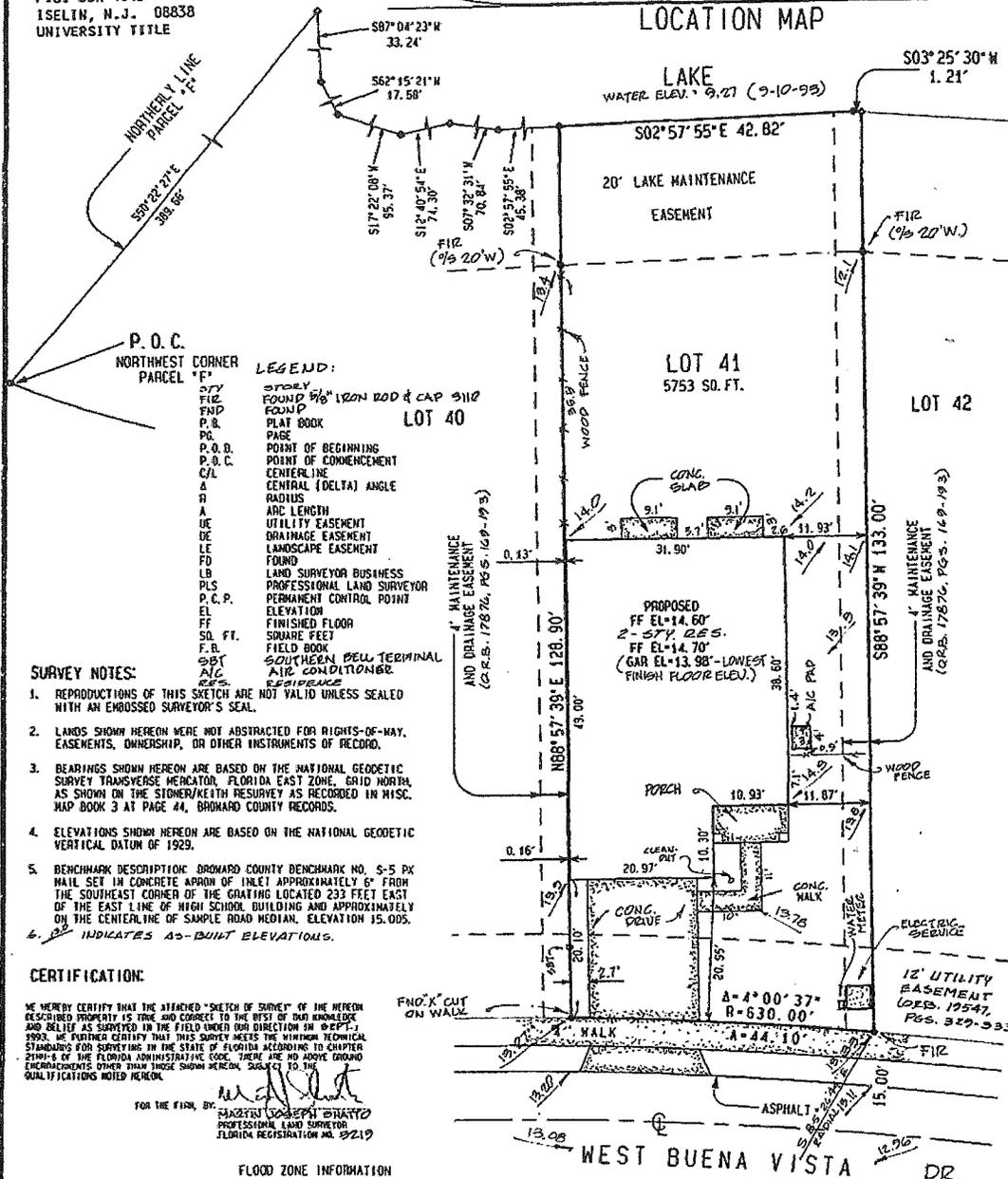


SCALE: 1"=20'

CERTIFIED TO:
KENNETH J. AND RAMONA FOX
LOAN #3111-6965
MARGARETTEN AND COMPANY, INC.,
ITS SUCCESSORS AND/OR ASSIGNS
P.O. BOX 4013
ISELIN, N.J. 08838
UNIVERSITY TITLE



LOCATION MAP



LEGEND:
STRAEY
FOUND 5/8" IRON ROD & CAP 3112
FOUND
PLAT BOOK
PAGE
POINT OF BEGINNING
POINT OF COMMENCEMENT
CENTERLINE
CENTRAL (DELTA) ANGLE
RADIUS
ARC LENGTH
UTILITY EASEMENT
DRAINAGE EASEMENT
LANDSCAPE EASEMENT
FOUND
LAND SURVEYOR BUSINESS
PROFESSIONAL LAND SURVEYOR
PERMANENT CONTROL POINT
ELEVATION
FINISHED FLOOR
SQUARE FEET
FIELD BOOK
SOUTH/EAST BELL TERMINAL
AIR CONDITIONER
EASEMENT
RES.

SURVEY NOTES:

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- BEARINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY TRANSVERSE MEANATOR, FLORIDA EAST ZONE, GRID NORTH AS SHOWN ON THE STONER/KEITH RESURVEY AS RECORDED IN MISC. MAP BOOK 3 AT PAGE 44, BROWARD COUNTY RECORDS.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 5-5 PX NAIL SET IN CONCRETE APRON OF INLET APPROXIMATELY 6' FROM THE SOUTHEAST CORNER OF THE GRATING LOCATED 233 FEET EAST OF THE EAST LINE OF HIGH SCHOOL BUILDING AND APPROXIMATELY ON THE CENTERLINE OF SAMPLE ROAD MEDIAN. ELEVATION 15.005.
- INDICATES AS-BUILT ELEVATIONS.

CERTIFICATION:

WE HEREBY CERTIFY THAT THE ATTACHED "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION ON 08/11/92. WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 2100-B OF THE FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ABOVE GROUND ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON. SURVEYOR'S QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY
CHARLES JOSEPH STUART
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 8219

FLOOD ZONE INFORMATION

Community No. 120047
Panel No. 0115F
Date 8/18/92
Zone AH
Base Flood Elev. 11'

CAD FILE: CBFPP-12

LAGT FIELD WORK: 9/10/93

SHEET 2 OF 2 SHEETS

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS

1000 WEST MC NAB ROAD
POMPANO BEACH, FLORIDA, 33069
(305) 782-8222
CERT. NO. LB0003110



REVISION	DWN	DATE	FB/PG	CKO
PLOT PLAN	DAS	10/21/92	N/A	DAS
FOUNDATION	PJA	1/16/93	1316/3	PJA
FINAL SURVEY	JAS	9/13/93	1343/20	



A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

<input type="checkbox"/> Dock	<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Other (Describe):
<input type="checkbox"/> Landscape	<input type="checkbox"/> Anchorage	swale area
<input type="checkbox"/> Structures	<input type="checkbox"/> Erosion Control	Front yard.
<input type="checkbox"/> Irrigation		

B. Project Description:

adding concrete to the swale area.
currently grass now and want to
change to concrete.

C. District Property or Easement Affected:

<input type="checkbox"/> 20' Lakeshore Easement	<input type="checkbox"/> Roadway
<input type="checkbox"/> Lake	<input checked="" type="checkbox"/> Swale
<input type="checkbox"/> Fence	<input type="checkbox"/> Other: _____

Islamorada @ Coral Bay Village HOA Assn
c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs, FL 33067
954-344-5353

September 21, 2018

IM-0001-3234-01
Brandon Tam & Lily Quach
3234 W. Buena Vista Drive
Margate, FL 33063

RE: Property Address: 3234 W. Buena Vista Drive

Dear Owner:

Your request for the installation of pavers to extend your driveway has been "conditionally" approved. You may only install with the following conditions as noted by the Board of Directors:

- Driveway pavers must be installed as per manufacturer's recommendations and subject to all City permits and code requirements.
- Paver boundary is from driveway to edge of resident's sidewalk to entry door.
- Approval for placing pavers in the swale (the area between the sidewalk and street) and moving the mailbox is subject to Coral Bay CDD and the City of Margate approval.

Please remember that any deviation from your submitted proposal must also be approved by the Board of Directors prior to the commencement of the work. The association's approval is granted only to the extent required by our Governing Documents and should not be construed to supersede existing municipal, county or state ordinances. Thus you, the homeowner, remain responsible for insuring that the proposed project be accomplished in accordance with the requirements of all applicable building, fire, health and safety codes, and for obtaining such other permits or approvals as may be required.

In addition, remember that you can be held responsible for any incidental damage caused to the common properties (i.e. irrigation systems, fences, grass, landscaping, etc.) by your contractor(s) in the course of work upon your property. Therefore, it is advisable to inspect the surrounding areas prior to releasing final payment.

We thank you for your cooperation in submitting the required documents for our approval. If we can be of assistance, please contact the undersigned.

Sincerely,



Honor Knapp, LCAM
Benchmark Property Management, Inc.
For the Board of Directors