

Great news for Tuscany Homeowners!!

As we have been communicating with you since your Board began its work February, 2023, we are finishing up many operational issues that needed attention. Fire and Health Inspection report deficiencies, managing the budget with headwinds of escalating prices and an aging building.

We have diligently performed on site visits with companies who could perform the painting and restoration of our building. After an extensive RFP process, we have chosen Lowe's Commercial Painting, a family owned and operated business. We will use PPG premium paint with a 10-year materials and labor warranty.

Our building was last painted 9 years ago. Many of us have noted that we are definitely in need of a freshening up!

We were advised to paint the building the same color to continue to enhance the stone work and match up with the railings that do not need repainting. Our desire was to ensure the Tuscany feel remained as our Tuscany by the Sea sign presents us.

The Board, our WCM Manager and our onsite Maintenance Manager will meet with Mike Lowe next week to understand the preparations that need to be made by the Association and the residents. Once we know how the project will be executed, we will fill in the details of all of the work to be done and the phases of when and where.

We are scheduled to begin October 2, 2023. We didn't want to paint earlier due to summer heat and afternoon rains nor begin during the rainy fall and winter season. Keep your fingers crossed that the hurricanes stay away!!

It is expected to be a 6-to-8 weeks project. Lowe's will do all possible to minimize disruption to our day to day living.

More information will follow.

Bonnie Reitz, Dick McIlhattan, Brad Gable, Larry Stauffer, Pat Chetcuti