

Jacaranda Country Club Villas  
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April 21, 2021

To: Jacaranda Country Club Villa Owners

Subject: Building Exterior Painting

The last time the buildings comprising the Jacaranda Country Club Villa community were painted was 2012. The paint used was guaranteed waterproof for 7 years. We are now 2 years beyond that timeframe and could incur stucco damage from deteriorating paint protection. Painting is mandatory.

The current color scheme for our complex dates back to the 1981-1983 timeframe. The last refresh changed to 3 beige shades with options for the vertical beams. The paint committee wanted a new look for our community that was updated. We worked with a color specialist from Sherwin Williams who specializes in condo/villa communities. Since opinions on color choices were mixed, the outcome was determined by a vote of the unit owners. The "neighborhood look" got a majority of votes, so buildings have a choice for the color of their building.

Four neutral colors have been chosen: Accessible Beige SW 7036 , Tony Taupe SW 7038, Divine White SW 6105, and a Functional Gray SW 7024. These colors coordinate with each other and our existing roof tile, gutters, and window/screen framing. The garage doors and windowsills will all be the same color as the building. Front doors can be painted any color. Gutters, fascia, and soffits will use All Surface Enamel: Bronzestone. Window frames, screened front entryways, and screened lanai remain Bronzestone. If these are faded, they should be repainted. Downspouts will be the same color as the building. Exterior atrium fences must be painted the same color as the stucco. Any rotted wood in vertical beams or window sills needs to be replaced. The painters listed on the next page can do this for you.

Vertical beams can be painted the same color as the stucco, another color from the neutral palette, or Bronzestone. This will be determined by a building majority vote. For those buildings with baked on brown vertical beams, all vertical beams for that building must be Bronzestone.

The owner(s) must submit an ARC form to the Board for approval prior to starting the project. These are available on the website "myjcc.com" under Association, COA Forms, ARC Application. Turn that in to Joe Claro naming the color your building has chosen, proposed start date, and attaching the contractor's name and information (see #6 in the directions on the ARC Application). Joe will get back to you with Board approval. NOTE Section 9.3 of our docs require use of a licensed and insured contractor.

The Board has established a completion date of May 31, 2022 for this repainting project. Villa owners in each building should coordinate the choice of painter and timing of the work so the building is painted as a complete unit if possible. Attached is a list of painters the Association knows are licensed and insured. If you want to use a painter not on this list, please notify the Board and ask your painter to file credentials with Sunstate Management on behalf of JCCV. Villa owners who wish to paint their own unit can, but insurance restrictions prevent painting other owner's units.

For specific information regarding what painting the exterior painting includes, see attached sheet entitled "Nooks and Crannies."

New black metal house numbers are replacing the original plastic numbers. They will be located on your sidewalk side of the garage under the light. The Board has ordered them and they will be available from Joe when you need them. The cost will be paid by the Association.

Sherman Williams has the specifications for the painters to see enabling them to give you a quote for your unit. Our goal is for water proofing to last up to 12 years. Different painters may use different methods depending upon their process: spraying versus rolling. Painting should include Luxon Conditioner followed by 1 coat of Superpaint, Satin finish.

It would be wise to ask your painter for extra paint as quarts are not available in Superpaint. You may upgrade to Resilience for more protection and washability.

Suggested painters:

DeSantis Painting & Pressure Cleaning: Ron DeSantis, Cell 941 468-3836

Specialty Painting & Pressure Washing (formerly owned by Frank Speek, now owned by Brandon Lavinder)

941 492-9700

Underwood Painting: Dave Underwood 941 483-0545

Board of Directors:

Joe Claro

Judy Liston

Lee Snell

Ron Springall

Katie Derrohn

Paint Committee:

Mary Ellen Snell

Sheila Hawkins

Diane Long

Shawn Jolie

Sam Abezetian

Gail Zook