

PALMA SOLA TRACE VILLAS HOME OWNERS ASSOCIATION,
INC.

c/o C&S Condominium Management Services, Inc.
4301 - 32nd Street West, Suite A-20
Bradenton, Florida 34205
941.758.9454

February 1, 2024

Re: Palma Sola Trace Villas
Phase III Painting Project-Myers Painting, LLC

Dear Palma Sola Trace Villa Owner

Phase III of the Painting Project will begin with power washing on Monday February 5, 2024 and exterior Painting on Monday February 12, 2024.

Villas are scheduled to be painted in the order listed below, however, weather could modify the dates:

3905/3907 BC	4005/4007 BC	4014/4016 BC
3913/3915 BC	4011/4013 BC	4010/4012 BC
3917/3919 BC	4015/4017 BC	3904/3902 BC
3921/3923 BC	4101/4103 BC	
4001/4003 BC	4018/4020 BC	

In order for Myers Painting, LLC to complete this project, the following owner or association responsibilities must be accomplished:

1. Association will cut shrubbery back to permit workers free and adequate access to areas to be painted. This will start the week prior to the project beginning.
2. Owner will be responsible for removal of vehicles from grounds when the villa is being painted to prevent possible paint spattering.
3. Owner will remove yard ornaments, potted plants, personal ornamentation affixed to the unit exterior.
4. Owners will be responsible for removing furniture/plants from the lanai or cover with plastic sheeting. Remove any decorations.
5. Owner will supply electrical service for equipment and water for building cleaning and clean up.
6. A key or individual will be needed to open the front door which must be ajar for painting and drying. This process will take a few hours to allow the paint to dry. If you cannot be available, please designate a neighbor to open the door. Front door painting will take place at the end of the project after all homes have been painted.
7. Garage doors will be painted and must remain closed until the paint is dry.
8. The painters will need access to front door and the lanai area. All lanais will be painted. (Excluding cages and frames)
9. Units will be power washed prior to painting. Please ensure all windows are closed and locked.

From the Board of Directors

Julie Conway, CAM
Senior Association Manager
jconway@cscmsi.com

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There are three options if you are considering selecting an alternate front door color when your Villa is being painted. Following are the options available and the requirements to be followed:

Option 1: The door color will remain the same color as originally painted. No input is required from the homeowner with this option.

Option 2: The homeowner has the option of selecting an alternate front door color from the approved color palette that has been approved by the Villas Board of Directors. There are twelve alternate colors to select from. These colors have been posted on the Villas MyHoast page under documents. If an alternate door color is chosen, the homeowner will have to include that choice on the information sheet provided and return the sheet to the management company in a timely fashion to give the painter sufficient time to obtain the paint.

Option 3: We have left some color selections open in case the homeowner would want to select a door color of his or her choice. Once the homeowner decides on a color choice, the homeowner needs to go to the Florida Paint store on Cortez Rd and obtain a paint chip. Fill out an ACC form and include the paint chip with the form and submit it to the ACC committee for consideration. Also, with this option the homeowner will have to include that choice on the information sheet provided once approved and return the sheet to the management company in a timely fashion to give the painter sufficient time to obtain the paint.

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Unit Owner – Please complete and send back the attached information letter

**Unit Owner Information Sheet Phase
III Painting**

1. Owner Name	
2. Address	
3. Lot Number	
4. Phone Number (Primary)	
5. Available During Painting Period	Yes () No ()
6. If not available please complete numbers 7-9	
7. Non-Owner Contact Name	
8. Non-Owner Contact Address	
9. Non-Owner Phone Number	
10. Questions, Special Concerns or Requirements	
11. Front door color choice	

Please return this form to C&S Management at 4301 32nd Street West, Suite A20 Bradenton, 34205. Fax to 941-753-3062 or email to jconway@cscmsi.com.