

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

BUILDING SIGNS PROJECT

PUBLISHED MARCH 19, 2015, UPDATED OCT 2015, SEP 2016, JAN 2020

References: **Declarations 5.01.7:** Other Property. "The Association shall have the right to maintain such other areas within or contiguous to the subject property as the board determines from time to time is in the best interest of the owners, and the cost of any such maintenance shall be a common expense".

Preamble: During 2014, as it became obvious that many of our signs and posts were in serious disrepair, Natural Harmony proposed, and the BOD accepted, for NH to repair the 25 signs (24 building and 1 Rec. Center): this would involve repainting by hand the deteriorated artwork and numbers, replacing the backings and posts where required, and reinstalling said signs.

Building Signs March 2015: Natural Harmony, at a total agreed-to cost of \$1000, representing 40 hours of work, completed this project on March 9, 2015:

- a. 7 signs: cut and painted new posts, re-attached signs and reset in ground;
- b. 2 signs: new backing cut and attached to existing signs;
- c. 25 signs: applied wood filler to rotten areas, sanded, and painted.

Note 1: While working on the building signs, Natural Harmony also determined that the 2 'scenery' signs on the pedestal at the S. Patrick entrance required extensive repair. Natural Harmony applied wood filler, sanded, and repainted both signs on March 16, 2015. As these were not included in the original project, NH used 6 of their regularly allotted 20 hours to complete this project.

Note 2: The sign structure at Eau Gallie was determined to be rotten and will be repaired/replaced on a separate work order (318) in late March, 2015.

S. Patrick Pedestal Sign Sept. 2015: as further inspection in the spring of the S. Patrick pedestal sign indicated that the roof tiles, underlay, soffits and fascias were rotten, we engaged SealTight Roofing to replace all the roof components. They did so in Sept., 2015, at a cost of \$1650. In addition, a truss broke due to the weight of the tile; the additional cost to repair: The extra cost: \$685; total cost: \$2,335.

Building Signs January 2020: by 2019, it had become obvious that the building signs were falling apart faster than Natural Harmony could repair them. It was decided to replace all but the pedestal signs with new ones made of rot-proof composite. Berry Signs provided a quote for routed high-density foam, 1 ½" minimum depth, 22" x 14", two-color. The total quote from Berry Signs was \$4,835.12. The contract was signed by then president Jim Lawson on Nov. 19, 2019. The signs were not ready until late in December so Natural Harmony began installing them in 2020 as time permitted, and on new posts where needed.