



Painting Proposal Dated August 14, 2025

Strathmore Riverside Villas
2700 Riverbluff Parkway
Sarasota, FL 34231

C/O Real Manage
2477 Stickney Point Road, Suite 118A
Sarasota, FL 34241

A Step Above Painting, LLC.
PO Box 17275
Sarasota, FL 34276
Info@AsapSrq.com
941.404.9372



Strathmore Riverside Villas
C/O Real Manage
2477 Stickney Point Road, Suite 118A
Sarasota, FL 34241

August 14, 2025

Please find attached our proposals for the preparation and repainting of twenty-two (22) single villas, two (2) 3-unit villas, 154 paired villas, one (1) Clubhouse, one (1) Creekhous and Shed located at Strathmore Riverside Villas, with addresses starting at 2700 Riverbluff Parkway, Sarasota, FL 34231. Included are detailed step-by-step descriptions of work and precise material specifications. Further reflecting our commitment to thorough preparation and clear communication, offering a preview of our meticulous approach to our work.

We specialize in repainting large multi-unit residential projects and have a strong track record of successfully completing association projects like yours at Kenwood Glen II of St. Andres East. Our reputation for excellence is well established. A Step Above Painting was trusted by Gran Paradiso Villas 1 (96 paired villas, totaling 192 units) in phases from 2022-2024 for their repainting needs and Gran Paradiso Villas 2 (97 paired villas, totaling 194 units) from 2024-2025.

A Step Above Painting employs no painting subcontractors and no temporary or leased workers—our projects are staffed exclusively by our polite, uniformed, full-time employees, all under the direct supervision of our team. This approach minimizes disruption and ensures a professional presence, creating a positive experience throughout your project.

If you have any questions or if we may be of any additional service or assistance at any time, please feel free to call our office at 941-404-9372 or email me at Miranda@AsapSrj.com. We are at your service.

Thank you,

Miranda Barfield

Miranda Barfield
Founder and CEO
A Step Above Painting, LLC.

PROPOSAL #1

Real Manage
Sarah Daley, CAM
2477 Stickney Point Rd., Suite 118A
Sarasota, FL 34241
941.922.8188

Date: August 14, 2025
Project: Ext. Repaint Villas
Strathmore Riverside Villas
Multiple Streets/Addresses
Sarasota, FL 34241

We are pleased to submit our Proposal for the following:

Please see Florida Paints specifications dated July 11, 2025, for complete detail of work and coatings systems which are incorporated into this proposal. Proposal to expire on 12/31/2025.

Scope of Project: 22 Single Villas, 2 Three-Unit Villas, and 154 Paired Villas, with various addresses starting at 2700 Riverbluff Parkway, Sarasota, FL 34231

Scope of Work Includes: Includes pressure cleaning, filling of all hairline cracks, removal/replacement of sealant as necessary along window stucco-to-metal perimeters, and painting of the following previously painted substrates: stucco, stucco ceilings, wood, downspouts, "white" doors (storage/laundry room), electrical boxes and associated conduit attached to building. Pressure cleaning only of gutters.

Scope of Work Excludes: Trimming of vegetation around work area. Removal of wall mounted décor and items from front entryways and back lanais. Painting of unit entrance doors and frames, window frames, light fixtures, gutters, pavers, lanai screen framework, decorative stone, garage floors, PVC fencing, mansards, shutters, and anything not specifically mentioned above.

Primer and Paint Specifications: Products to be used are Sherwin Williams MicroTite primer and optional satin topcoat on all substrates unless noted otherwise.

Colors: No color changes.

Scope of Work Pricing: Latitude and Super Paint are the Same Price

1-Unit Villa:	<u>\$1,223.00/each building</u>
2-Unit Villas:	<u>\$2,758.00/each building</u>
3-Unit Villas:	<u>\$5,256.00/each building</u>

Line-Item Pricing:

2-Unit Villa Mansards:	<u>\$1,455.00/per building</u>
Shutters:	<u>\$50.00/per pair</u>

PROPOSAL #2

Real Manage
Sarah Daley, CAM
2477 Stickney Point Rd., Suite 118A
Sarasota, FL 34241
941.922.8188

Date: August 14, 2025
Project: Ext. Repaint
Strathmore Riverside Villas
Clubhouse, Creekhouse & Shed
Sarasota, FL 34241

We are pleased to submit our Proposal for the following:
Please see Florida Paints specifications dated July 11, 2025, for complete detail of work and coatings systems which are incorporated into this proposal. Proposal to expire on 12/31/2025.

Scope of Project: 1 Clubhouse, Creekhouse and Shed

Scope of Work Includes: Includes pressure cleaning, filling of all hairline cracks, removal/replacement of sealant as necessary along window stucco-to-metal perimeters, and painting of the following previously painted substrates: stucco, stucco ceilings, wood, downspouts/roof flashing, doors and frames (exterior side only), overhead garage doors/frames (exterior side only), vinyl, electrical boxes and associated conduit attached to buildings.

Scope of Work Excludes: Trimming of vegetation around work area. Removal of wall mounted décor and items from front entryways. Gutters, window frames, light fixtures, PVC fencing, mansard roofs, pool deck, pool coping and anything not specifically mentioned above.

Primer and Paint Specifications: Products to be used are Sherwin Williams MicroTite primer and optional satin topcoat on all substrates unless noted otherwise. All Doors/Frames are to be painted with Sherwin Williams Pre-Catalyzed Waterbased Urethane Gloss.

Colors: No color changes.

Scope of Work Pricing: Latitude and Super Paint are the Same Price..... \$7,539.00

At A Step Above Painting, we address these and other key concerns as follows:

1 **Chalking** is a common issue on painted surfaces in Florida, where ultraviolet sunlight causes exterior protective coatings to break down into a chalky residue. This must be properly dealt with before applying finish paint, as failure to do so will result in poor adhesion and eventual paint failure.

2 **Discoloration** occurs when aged coatings break down due to exposure to the elements. Moisture can penetrate cementitious coatings, causing alkaline calcium hydroxide to migrate to the surface of materials such as stucco. When this substance interacts with the finish coating, it attacks and degrades the integrity of organic pigments, leading to discoloration.

3 **Mildew** must be treated thoroughly before pressure cleaning. We treat all affected areas with a chlorinated detergent (after protecting landscaping and sensitive areas from undiluted contact) to kill mildew prior to cleaning. It's crucial that we use a properly chlorinated detergent (12.5 percent sodium hypochlorite) for effective treatment before rinsing. We then use heavy-duty commercial pressure cleaning equipment (4000 PSI) to remove the mildew and other contaminants before applying a high-quality surface conditioner to ensure a strong, durable bond with the finish paint.

4 **Failing or Missing Sealant** around perimeter joints, especially windows, is a leading cause of interior moisture intrusion, water damage, and higher energy costs. Sealant may show signs of adhesive or cohesive failure or physical degradation, but most sealant does not need full removal. Instead, a substantial repair application will address the issue, as outlined below.

We will apply a generous bead of premium urethane-based sealant to create a properly detailed, waterproof joint. Once cured, the joint will be top-coated with a high-quality finish paint for UV protection, ensuring long-lasting waterproofing, improved energy efficiency, and maximum durability.

5 **Blistering and Peeling Paint Coatings** are caused by adhesive failure in base coats, often resulting from one or more contributing factors. After identifying and addressing the specific causes of localized coating failures, we meticulously remove all loose and peeling paint, then clean the underlying surfaces by hand to eliminate debris and contaminants. We will then apply a generous coat of surface conditioner to ensure proper adhesion of the finish coatings.

6 **Settlement Cracks** in stucco siding are a common source of moisture intrusion, potentially leading to interior mold growth and stucco delamination. A Step Above Painting addresses these settlement cracks with a three-step crack repair system, which is detailed step-by-step in our proposal in section 10 of preparation.

We use only premium urethane-based sealants, applied neatly and effectively, to ensure maximum durability and protection. As with all our materials, these products are specifically named in our proposal

Preparation is the cornerstone of every successful painting project. At A Step Above Painting, we incorporate these and other essential steps to ensure that the result is not only visually appealing but also functional, providing long-lasting protection for the exterior of your property at Strathmore Riverside Villas.

Preparation will consist of the following:

1. Treat all areas of mildew thoroughly with a chlorinated detergent prior to pressure-cleaning.
2. Trench-out mulching and landscaping, where necessary and able, to expose entire stucco-surface for repainting.
3. Pressure-clean exterior surfaces at 4000 psi to remove surface-contaminants, treated-mildew, dirt, salt, etc.
 - 3.1. Screened in areas, areas surrounding elevator shafts, entrances doors & frames, windows and drywall ceilings are not directly pressure cleaned instead are broomed clean.
4. Remove any loose or peeling paint, wire-brushing, where necessary, to expose clean, paintable substrate.
5. Remove aluminum downspouts, clean, and replace upon completion of painting on underlying surface(s).
6. Mask off all light-fixtures and return to position upon completion of underlying surface.
7. Sand exposed rusted substrates and spot-prime with rust-inhibitive primer.
8. Remove any loose or failing caulking and replace per specifications.
9. Caulk all transition joints, around ALL windows to prevent exterior moisture intrusion.
10. Repair all stucco cracks, shrinkage cracks and block-line cracking with our *multi-step crack repair system*,
 - 10.1. Apply knife-grade textured patching compound, over-banding cracks not less than 4" in width.
 - 10.2. Apply a detailed coat of brush-grade textured patching compound to provide an optimal cosmetic repair.
11. Protect areas adjacent to the painting, light-fixtures, screens, utilities, driveways and landscaping during all work.

References

Sorrento Villas #3 HOA
Cindy Gordon
260.351.3387

Muirfield Townhomes
Doug Strayer
941.539.5452

Pine Trace HOA
Joe Eadie
336.701.7107

Saracina 1 at Esplanade of Lakewood Ranch
Nancy Salazer
610.349.5546

Paradise Cove
Neal Schleifer
941.735.7429

Gran Paradiso, Villas 2 HOA
Evelyn Kozlowski
267.864.6990