

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER**

C/O RealManage of Sarasota, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849

NOTICE

SPECIAL MEETING OF THE BOARD OF DIRECTORS

September 3, 2026 – 2:00 P.M. - SRV CLUBHOUSE

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Determination of Quorum
5. New Business
 - A. Painting Project Proposals
 1. Braendel Painting, Inc. - \$793,473.00
 2. Compass Painting - \$682,200.00
6. Owner Comments
7. Adjournment

Please note: Zoom will not be set up for this meeting. To stay in accordance with Florida Statue 718, all meetings conducted by video conferencing must be recorded and maintained. The recording of this meeting may not consistently produce audio that can be heard throughout the recording.

"THE PROFESSIONALS"

AUG 13 2026

Braendel Painting, Inc.

136 N. Tamiami Trail
Osprey, Florida 34229
941/923-1968
www.braendelpainting.com

Date: 8/10/26

Strathmore Riverside Condominium Association
2700 Riverbluff Parkway
Sarasota, FL 34231

Attn: Sarah Daley & Charles Royer

Enclosed you will find the pricing for your upcoming paint project- 202601.

Painting the complete exterior of the Villas and Mansard roofs as per your specifications and spreadsheets dated 7/20/26.

Preparations for each unit and mansard roofs will be the following:

- Pressure wash to remove mildew spores and dirt.
- Remove loose paint.
- Prime any bare wood.
- Patch cracks in the stucco with an elastomeric patching compound.
- Caulk open cracks on windows, doors and trim as needed.
- Prime all mansards with a chalk sealer and the walls as needed.

Apply a finish coat of Sherwin Williams Latitude Exterior Satin.
Mansards to be a top coated with Sherwin Williams Urethane Gloss-A.

* 7 year warranty on excess fading, blistering or peeling.

Braendel Painting opened in 1987 and has been serving this area for 40 years with the highest quality service at a fair price. Our employees are professional, speak English and meet at our office every morning. We have a staff of 25 painters that go out everyday. We do not use sub-contractors.

If you have any questions on this bid or would like Jim to meet with the Board please call our office at 941-923-1968 or Jim's cell: 941-735-8424.

All material to be new and high quality, and workmanship to be professional and neat.
Premises to be free from splashing and spillage.

We thank you for the opportunity to submit this estimate and look forward to hearing from you.

Sincerely,



Jim Braendel

Sample Detailed Cost Proposal – Exterior Painting Services

RFP Paint-202601 –

Strathmore Riverside Condominium Association Bidder: [Sample Contractor Name] Date: [Insert Date]

Pricing Basis: Fixed prices include all labor, materials (Sherwin-Williams Loxon Sealer + Latitude Exterior Satin for walls; appropriate primers and PreCat Waterbased Urethane Gloss for mansards/shutters), equipment, preparation (pressure cleaning ≥3500 PSI, caulking, patching per specs, mildew treatment, etc.), protection of property, daily cleanup, permits, supervision, and 7-year labor/materials warranty. Prices account for Florida coastal conditions and phased execution with minimal resident disruption.

1. Per-Unit Pricing (336 Condominium Villas Total)

Item	Description	Quantity (Total)	Fixed Price per Unit	Phase 1 Subtotal	Phase 2 Subtotal	Phase 3 Subtotal	Phase 4 Subtotal	Phase 5 Subtotal	Grand Total
Villa Exterior Painting (Walls, Carport Ceilings, Trim, Doors, Downspouts, etc.)	Full prep + 1 coat Loxon Sealer + 1 coat Latitude Satin (per specs)	336 units	1,650	(64 units) 105,600	(71 units) 117,150	(65 units) 110,467	(66 units) 112,167	(70 units) 118,965	564,349
Mansard Roof Painting	Prep + prime (if needed) + PreCat Urethane Gloss (only units highlighted in RFP)	156 mansards (total)	1,350	(32) 43,200	(24) 32,400	(38) 52,839	(33) 45,886	(29) 40,324	214,649
Exterior Shutters	Prep + PreCat Urethane Gloss (both sides where applicable)	336 units (assume avg. per unit)	φ	Included or separate	INC.	INC.	INC.	INC.	φ
Phase Totals				148,800	149,550	163,306	158,053	159,289	778,998

Notes on Villas: Pricing per villa assumes typical size/scope. Actual work grouped by villa numbers listed in RFP Phase 1–5. Only Mansards highlighted in yellow in the RFP are to be painted.

- IN PHASE 3 THERE IS A 3% INCREASE INCLUDED
- PHASE 4 & 5 HAVE NO INCREASE

2. Association-Owned Buildings (Lump Sum per Building)

Building	Description	Fixed Price (Full Scope)	Scheduled Phase	Subtotal
Clubhouse	Full exterior prep + painting per specs	5,500	Phase 1	5,500
Creek House	Full exterior prep + painting per specs	5,000	Phase 3	5,000
Pool shed	Full exterior prep + painting per specs	475.	Phase 4	475.
Maintenance Building	Full exterior prep + painting per specs	3,500	Phase 5	3,500
Storage Building	Full exterior prep + painting per specs	INC.	Phase 5 (with Maintenance)	INC.
Buildings Subtotal		14,475		14,475

3. Summary of All Costs

Category	Total
All 336 Condominium Villas (including mansards & shutters)	778,998
Association Buildings (Clubhouse, Creek House, Pool shed, Maintenance, Storage)	14,475
Project Grand Total (5 Years)	793,473
Overall Project Price 793,473 (Fixed for all phases)	

8. Change Order Procedure (New)

Any conditions discovered during the course of work that falls outside the scope described in the RFP (including, without limitation, stucco cracking or substrate deterioration beyond the parameters described in Section 2, wood rot, or structural deficiencies) shall be documented by the contractor with photographs and a written proposed change order, including scope and price and submitted to the Association's Manager or Board representative for written approval prior to performing the additional work. No additional payment shall be due for work performed without prior written change order approval. If these discovered conditions are outside of the contractor's area of expertise, the contractor will notify the Association's Manager or Board representative with photographs and written documentation so that the defects can and will be brought to the attention of the Board of Directors to be addressed.

Acknowledgement: The undersigned confirms receipt and incorporation of Addendum No.1 into its proposal submitted in response to RFP Paint-202601.

Company Name: BRAENSEL PAINTING
Authorized Signature: Joe Braensel Date: 8-12-26



Compass Painting of SWFL

3926 10th Avenue North | St. Petersburg, Florida 33713
(941) 318-0002 | jp@compasspaintingswfl.com |
<https://compasspaintingswfl.com/>

RECIPIENT:

Strathmore Riverside Condominium Association

2700 Riverbluff Parkway
Sarasota, Florida 34231

Estimate #296

Sent on

Aug 19, 2026

Total

\$682,200.00



Who we are

At Compass Painting of SWFL, we believe strong relationships are built on honesty, reliability, and respect. Our team is committed to delivering quality workmanship and a positive, dependable experience from start to finish. We appreciate the opportunity to give your project the fresh start it deserves. The following proposal outlines the scope of work and pricing to complete your project with care, professionalism, and lasting results.

Product/Service	Description	Total
Pressure Washing	All project substrates will undergo a thorough pressure wash to eliminate dirt, mildew, and other contaminants that may affect paint adhesion and overall finish quality. Areas impacted by mildew will be treated with a chlorinated solution as needed. *Please note that glass surfaces are excluded from this cleaning procedure. Shallow trenching will be performed around the perimeter as needed, removing approximately 3-4 inches to expose the full surface, ensuring proper access for cleaning, preparation, and coating.	\$45,000.00



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Product/Service	Description	Total
Preparation of Surface	Proper surface preparation is essential to ensure durability, adhesion, and a high-quality finish. The following steps will be completed prior to painting. 1. Scraping: Remove all loose and peeling paint to ensure proper adhesion of primer and finish coat in areas to be painted. 2. Sanding: Sand surfaces as necessary to promote adhesion for areas to be painted. Treat rusted areas with a rust-inhibitive primer. 3. Cracks: Repair all stucco cracks, shrinkage cracks, and block-line cracking using an elastomeric patching compound. 4. Masking: Areas not designated for painting will be masked and protected to prevent paint from contacting unintended surfaces. 5. Caulking: Ensure all cracks and gaps around windows, doors, wood joints, and seams are filled to prevent wood decay and to seal out moisture and drafts in areas to be painted or as specified. Apply a paintable silicone sealant to cracks in stucco. Prepare a clean base for sealant removal and replacement as outlined in the specifications. Additional repairs pricing (not included): Stucco repairs: \$31.00 per sq2 (minimum \$145.00) Wood repairs: \$60.00 per hour + materials (minimum \$125.00) Removal of old and installation of new caulking (with backer rod if applicable): \$3.25 per linear foot	\$67,800.00



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Product/Service	Description	Total
Exterior Painting	Painting schedule includes the entire community of Strathmore Riverside Villas over a five year project. 336 units total including one club house, creek house, pool shed, maintenance building and one other maintenance shed. Painting Scope: Application of one coat of Sherwin Williams MicroTite Clear Sealer followed by one coat of Sherwin Williams Latitude Satin Exterior on the following previously painted substrates: -Stucco -Entryway/carport ceilings -Electrical boxes and conduit -Storage doors (exterior side only) -Downspouts -Mansard roofs aged 5 years or more (total of 156 units over a span of 5 years) -Shutters -AC Chase -Face off of address lettering -Clubhouse, creek house, pool shed, maintenance building, maintenance shed Mansard roofs per unit number: - year one - 32 - year two - 24 - year three - 38 - year four - 33 - year five - 29 Exclusions: Trimming of vegetation around the work area, as well as painting of any of the following substrates: -Unit entry door -Window frames -Lanai framework -Light fixtures or lamp posts -Fencing or vinyl gates -Gutters -Corrugated pipes -Railings systems -Concrete driveway, curbs and walkways or anything else not specifically mentioned above in substrates or in the request for proposal.	\$569,400.00



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Product/Service	Description	Total
Cost Proposal	The following prices are included in the total bid -Fixed price for exterior painting of each condominium: Approximately \$1,959.00 per unit owner. -Fixed price for exterior painting of each mansard roof: Approximately \$620.00 per unit owner. Approximately \$1,240.00 per duplex building. -Fixed price for the exterior painting of each shutter: Approximately \$18.00 -Fixed price for the clubhouse: \$4,537.00 -Fixed price for the creek house: \$2,375.00 -Fixed price for the maintenance building: \$880.00 -Fixed price for the maintenance shed: \$500.00 -Fixed price for the pool shed: \$450.00	
		Total \$682,200.00

Attachments

View online <https://l.jbbr.io/JbkwpaZ>

-  Terms & Conditions.pdf
-  Painting Request for Proposal Strathmore Riverside Condo Association.docx
-  COI (68).pdf
-  Strathmore Riverside Condominium Association Cover Letter.pdf