

Springwood Villa II Association Inc
10440 Azalea Park Dr.
Board of Directors meeting
March 24,2026
7:00pm

Meeting called to order

Silence phones

Pledge of allegiance

Determination of Quorum

Approved and waived minutes of last meeting

Report from Manager

Report from President

Report from Treasurer

Committees:

In progress and completed business

- Pool drainage and resurfacing
- Rules and regulations for 2025-26
- Roof cleaning updated schedule
- Association Insurance

New business

- New Board Member
- Painting Bid
- Handyman

BOD open discussion

Community questions/agenda, concerns/open discussion

Adjourn meeting

Posted by order of the board directors on 3/22/2026

ESTIMATE



Prepared For

Springwood Clubhouse
10440 Azalea Park Dr.
Pinellas Park, FL 33782

Copley Painting

3615 49th St N #106
St. Petersburg, FL 33710
Phone: (727) 404-2241
Email: copleypainting@gmail.com
Web: copleypainting.com

Estimate # 6954
Date 11/07/2025

Description

Total

| | |
|--------------------------------|-------------|
| Exterior Restoration And Paint | \$21,800.00 |
|--------------------------------|-------------|

- All walls and surfaces will be washed and prepped for new paint application
- Matching paint color will be applied to all exterior surfaces
- All areas showing damage will be assessed and repaired with proper material
- Areas around the lower base of walls will be pulled back to allow new paint to run beneath the grade of all landscaping

- All soffits will be scraped where current paint is failing and primed where raw wood is exposed
- All soffits will be painted with matching paint
- Open seams will be caulked

- All ceilings in the carport and pool access hallway will be painted with matching wall paint

- Wall accent pillars along all surrounding walls will be painted with customer's chosen accent color
- Top cover plates of pillars will be re-caulked where needed

- Rear water-facing screened-in porch interior will be painted with matching exterior wall paint.
- All screen framing and walls in the screened-in porch will be cleaned as well

- *All material included*
- *Hi-grade paint on all exterior surfaces will be used*
- *All areas needing protective covering will be covered daily*

| | |
|--------------------|--------------------|
| Subtotal | \$21,800.00 |
| <hr/> | |
| Total | \$21,800.00 |
| <hr/> | |
| Deposit Due | \$10,900.00 |

By signing this document, the customer agrees to the services and conditions outlined in this document.

Springwood Clubhouse

ESTIMATE

Prepared For



CLUBHOUSE EXTERIOR REPAINT: (Ben Moore Spec)
10440 Azalea Park Dr
Pinellas Park, Florida 33782
(727) 385-4892

Attract Painting

974 Ridgewood Terr
Tarpon Springs, Florida 34689
Phone: (813) 997-7862
Email: Chad@attractpainting.com
Web: www.Attractpainting.com

Estimate # 3366
Date 09/16/2025
Business / Tax #
LICENSE NUMBERS:
HILLSBOROUGH: SP14606
PINELLAS: C11451

Description

Total

EXTERIOR REPAINT: \$21,360.00

COLORS: (satin finish)
Body- TBD
Trim- TBD
Doors- TBD

PREPARING:

Pressure wash all items to be painted on the building to remove dirt, peeling paint, mildew, spider webs, dust, and any other debris from the house surface.
Mask off window units, any aluminum or vinyl clad sliding doors, porch flooring, carport flooring, pool flooring, light fixtures, and all other areas that need to be protected during the painting process.
SW Elastomeric any stucco settling cracks located on the body/stucco soffit/stucco ceilings of the building to prevent future water damage.
Check window and door casings for caulk separation. Re-caulk any separated areas so no future water leaks will occur.

SEALER USED:

-Ben Moore Ultraspec 608 sealer conditioner clear sealer is applied on the building before painting to help with paint adhesion, color retention, and PH burn producing a longer lasting job in the Florida climate.
-SPECIFIED PRIMERS ON SPECTRUM SPEC SHEET TO BE USED AS STATED ON ANY BARE SURFACE THAT REQUIRES SPOT PRIMING.

PAINT USED:

(BEN MOORE PAINT SPECIFIED ON SPECTRUM PAINT SPEC PACKAGE)

Acrylic Latex Satin paint used for finish coat on: All stucco, soffit, fascia, all painted single access doors, all painted ceilings, gutters, drip edge, downspouts, stucco columns. Finish coat will be applied at 4MLS thick for full coverage.

NOTES:

Window sashes, floors, metal curved roof flashing directly under roof tiles, front entrance doors, screen framing, and any aluminum or vinyl clad sliding doors are NOT included for painting.

CONCRETE FLOOR COATING: \$1,145.00

FLOOR COATING AREAS:

1. Covered flooring going into pool area.
2. Concrete pads for AC units
3. Previously painted concrete pad step coming out of single access doors.
4. Previously painted walkway section going into bathrooms.

COLOR: TBD

PREPARATION AND PAINTING:

Pressure wash flooring to remove dirt, flaking paint, and any other loose items.
Scrape to remove any bubbling areas or chipping paint.
Apply Behr 1 part epoxy concrete floor coating for full coverage.

NOTES:

Allow up to 48 hours for the product to cure before using the floor surface.

FRONT ENTRANCE METAL DOORS: (Exterior side only) \$590.00

PREPARATION AND PAINTING:

Lightly pressure wash to clean front door surfaces.
Mask off and protect all appropriate areas.
Apply SW ProCryl HPA primer for bare metal surfaces prior to paint application.
Apply SW SherCryl HPA finish coating for metal surfaces for full coverage.

Subtotal \$23,095.00

Total **\$23,095.00**

Payment is due immediately upon completion of the job. If the homeowner fails to pay, they will also be liable for any attorney fees that result in proceedings to collect payment. 3 year workmanship warranty on work performed is included in the above listed price unless stated otherwise. The warranty states if something is going to fail on the house in regards to the painting work performed, it will happen in the first 3 years and Attract will come back and take care of it. The homeowner will be responsible for supplying the paint for any necessary warranty items. If the failed area is a result of an outside force coming into contact with the painted surface and damaging it such as, but not limited to, storm damage, water leaks, lawn mowing equipment, furniture scratching the painted surface, and damage from a product installation of any type on a painted surface - this will not be covered under warranty. Items not included in the warranty are floor painting, deck staining/painting, lanai flooring, garage floor painting/staining, painting and caulking of vinyl clad/aluminum clad windows and doors, cabinet painting, and door staining. Attract is not responsible for colors recommended by Attract per the homeowners request and/or provided by the homeowner for Attract to use. If the homeowner does not like the color they chose, Attract will gladly repaint the items with a new color but the homeowner will be responsible for the additional costs of the new paint and labor to repaint areas already painted. Attract and it's painters are only responsible for the listed preparation items and painting items listed on this contract. Anything not specifically listed on this contract, including but not limited too, steps of preparation or separate painted items that the homeowner may request once the project has started will be considered a change order and the homeowner will be responsible for the extra costs incurred. By agreeing to this contract, the homeowner understands everything outlined in this text. Finally, if the homeowner would like an item completed that is not listed on this contract, Attract will provide a change order price for labor and materials to complete the item. The homeowner is responsible for any extra costs on additional items they request. Credit card fee of 3.5% is not included. This charge only incurs if the homeowner elects to pay with a credit or debit card and is added on by the merchant provider.















Example of peeling paint to remove during preparation. Directly prime any bare stucco where old paint is removed.



Example of stucco settling cracks to elastomeric fill and seal.



Example of peeling paint to remove during preparation. Directly prime any bare stucco where old paint is removed.



Apply Pro Industrial rust primer to any rust spots located on doors to be painted.

By agreeing to this document and the items listed above, the customer understands the services and conditions outlined in this document and understands full payment of the balance is due immediately upon completion of the job.

CLUBHOUSE EXTERIOR REPAINT: (Ben Moore
Spec)