

Casa Del Sol Condominium Association

Board of Directors

Casa Del Sol Website: <http://www.casadel-sol-ocmd.com>

September 22, 2008

The Board of Directors will enter into contract with BeachBrothers to refinish/paint and install new hardware on the front storage doors. The work will entail the following:

- Sand the edges and front of the doors to remove old paint, rust, etc.
- High quality caulk will be applied to properly seal the doors.
- One coat of a non-water based primer will be applied.
- One coat of high quality oil based paint will be applied to match the new façade being installed by C/W Builders.
- Standard factory painted hinges will be installed to replace existing hinges.
- Standard exterior door handles with locks will be installed to replace existing door handles.

The cost (Approximately \$300 per unit) will be paid out of by regular quarterly Condo Fees.

Individual unit owners may upgrade the hardware at their own expense, as follows:

- Stainless steel hinges - \$90
- Stainless steel door handle with lock - \$101

Payment for one or both of these upgrades must be paid in advance to the Casa Del Sol Condominium Association.

The work will be done in tandem with the progress of the front side restoration project and therefore will be completed before Memorial Day Weekend, 2009.

Charles Kinelski of BeachBrothers will contact unit owners several weeks before their storage door is scheduled to be restored. At that time, unit owners must either provide a key to open the storage door or be there to open it. If BeachBrothers cannot open the door, they cannot refinish the edges or install the new hinges and door handle. They will therefore only scrape, sand, prime and paint what can be accessed and they **will not** return at a later date to install the hinges and hardware or refinish the edges. The owners will assume that responsibility if they fail to have their storage doors open for restoration. The owners may wish to complete the project themselves or if, after all units have been completed, the owner(s) want to contract with BeachBrothers or another contractor to install the hinges and door handle and refinish the edges. That will be between the owners and BeachBrothers or another contractor as far as costs and completion dates are concerned. In any case the hinges and door handles must meet the same specifications.