

BAYCREST HOMEOWNERS' ASSOCIATION, INC.

April 27, 2022

Dear Baycrest Homeowner:

At the April 27, 2022 board meeting, the board approved to contract with Superior Pressure Cleaning ("Superior") using their "Soft Wash Solution" method to clean the roofs that have been identified that need cleaning at this time.

The homes that have been identified for cleaning in the Fall 2022 (September or October) are:

25400/402/404

25390/392/394

25370/372/374

25354/352/350

25344/342/340

25232/230/234

25222/220/224

25300/302/304

25432/430/434

25422/420/424

25412/410/414

25281/279/283

25353/355/357

25332/330

25380/382

25210/212

25200/202

25411/251

25301/303

How did the Baycrest Board Identify the dirty roofs?

Several vendors from whom we received proposals to clean the roofs identified roofs that were dirty and needed cleaning. Superior also recommended roofs to be cleaned. The Roof Cleaning Committee verified that the roofs identified for cleaning needed to be done at this time.

In the Spring of 2023, all roofs will be reinspected for the need for cleaning in the Fall of 2023. If your home was not selected for cleaning in the Fall of 2022, it may be identified for next year, or in a subsequent year.

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What if my roof has been identified to be cleaned and the cleaning process will void my warranty on my new roof?

If a homeowner's roof has been identified to be cleaned and the cleaning process would void their new roof warranty, they should notify Gulf Breeze Management Services of SW FL, Inc. immediately upon receiving their letter of notification. The homeowner should provide documentation of their roof contract and warranty to support their request to be removed from the cleaning schedule.

Can I opt out of having my roof cleaned?

One of the main responsibilities of the Baycrest Board is to provide a well-maintained community for the benefit and enjoyment of all the homeowners. (Please see mission statement below)

Mission Statement:

Board Members of Baycrest are committed to providing a beautiful, well maintained, neighborly community for the benefit and enjoyment of all homeowners. The Board will help preserve and enhance the properties by maintaining the common ground areas, and upholding our covenants, by-laws, polices and restrictions. The Board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners. We will also provide thoughtful and fiscally responsible solutions to promote a sense of community, to enhance our property values, and responsibly plan for the future

Having cleaned and properly maintained roofs is important to the overall beauty and maintenance of the community, therefore all the residents that are on the list to have their roofs cleaned will need to comply. You can also refer to Article IV, Section 1 of the Amended and Restated Declaration (Covenant for Maintenance). This covenant provides that the Association is responsible for "coordinating the periodic cleaning of the roofs".

Please note however, that the Board may consider removing a homeowner from the cleaning schedule if the roof is new and the homeowner provides documentation to the Board and Gulf Breeze that the roof cleaning process would void their roof warranty.

Why did the Board select a Company that uses the Soft Wash Process?

The soft wash process cleans the roofs using a chlorine-based biocide that is applied with a garden style hose pressure. It is safe for the roofs and provides instant and longer lasting results. Superior will also clean the soffits/gutters/fascia. Only the outside gutters will be cleaned, with no affect to your gutter guards, if you have them.

Superior will be using their bucket truck to minimize the need to walk on your roof. They will also be using ladders to clean certain roof areas with minimal walking on the roof. The bucket truck has stabilizers to balance the truck weight on the driveways.

Superior's references were outstanding from the Villas of Pelican Bay, Napa Ridge in The Vineyards, and Mediterra.

Will my plants be protected?

Superior bags the ends of downspouts prior to their softwashing to protect the landscape plants. They warranty the plants in areas where there are gutters after 4-6 weeks to allow the plants to recover. Superior will replace any plants after this period if they fail to recover with a similar sized plant that is available.

Can I do anything myself to help protect my plants?

Superior will water and washdown plants both prior and after the roof cleaning to prevent leaf burn. If possible, homeowners are encouraged to do the same.

What do I need to do prior to my roof cleaning?

Homeowners should remove all furniture and personal items from their lanais (including pets), close all windows and doors, and remove vehicles from the driveway. In addition, please consider washing down your plants as well.

Any plans to do window washing should occur after the roof cleaning is completed.

Do I need to worry about my roof tiles with soft washing process?

Superior will inspect the roofs prior to cleaning and notify the homeowner and Lynda Moryl of any tile damage with pictures. Superior has never had an issue with tiles breaking; however, in the event there is a broken tile(s) created from Superior's cleaning of the homeowner's roof, which is unlikely due to their limited direct contact on the roof, Superior will repair.

Will my water bill will be affected during roof cleaning?

Superior uses their own water for the entire project eliminating the need to use homeowner's water.

What is the total cost to me if my roof needs to be cleaned?

The total cost of the project to clean the roofs identified above is \$30,900. Baycrest will subsidize the project and pay \$10,400, and the 51 homeowners will each be invoiced \$400. In addition, Baycrest will pay for the cost to clean the pool roof. (Note: Baycrest will subsidize the future cleaning of roofs and will budget accordingly.)

When will I be invoiced the \$400 roof cleaning assessment?

The Board is required to have an Assessment Approval Meeting that is scheduled for May 25, 2022 at 10:00 a.m. Upon approval of the assessment at that meeting, the invoice for the \$400 roof cleaning assessment will be sent in June with a due date of July 1, 2022.

Will there be any more communication about roof cleaning before it starts?

You will be notified by a second letter of the roof cleaning dates. It will take several days to complete this project, so your patience is appreciated.

If you have any questions or would like additional information, please feel free to reach out to me directly.

Thank you,
Lynda Moryl, President

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