



Marlin Cove II Blue Marlin

Board of Directors

September 18, 2017

Harold Fair
Secretary

Blue Marlin Condominium Fall 2017 Work

Barry Harwick

Michael Morgan

There is a good deal of work to happen this fall at/around the Condos.

Jim Oarr
President

Following is a list of scheduled tasks to be completed, indicating the Project, Contractor, and Task.

Susan Palombi

Bob Rush
Treasurer

Project: Blue Marlin North Balcony – project completion

Contractor: East Coast Elastomerics (ECE)

Tanya Wojtulewicz
Vice President

- Tasks:**
1. The outside vertical edges of some of the condo divider walls will be painted. These were not painted in the spring because the gutter down spouts are attached to them. The down spouts will be removed for repair/replacement as noted below giving the contractor access to paint those areas.
 2. Caulk around the new electrical outlets and light fixtures. Some have already been caulked, but not all. The rest will be sealed this fall.
 3. Repair the balcony ends on the 01 and 09 stacks.
 4. Caulk the eight legacy sliders that were not replaced in this project.

Property Management
by
Shore Management
8300 Coastal Highway
Ocean City, MD 21842
Phone: 410 524 5760

Project: Blue Marlin North Side Down Spouts and Fascia (4th Floor)

Contractor: East Coast Elastomerics (ECE)

Tasks: This is a new project that we just signed the contract to get done. This is to correct the rusting that is occurring.

The Scope of Work for this project is as follows:

Down Spouts

- Remove downspouts
- Aluminum down spouts will be custom fabricated to size with 040 aluminum flat sheets. Down spouts will be joined together at ends with #8 hex head stainless steel cut screws minimum length 3/4" in length. The ends of the downspouts will be joined beneath the



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band at the level of each slab edge. Bands are fabricated at 4" + wide to accommodate movement and to also provide a more stable connection and attachment to the building.

- Wipe down newly fabricated spouts clean and free of oil, grease and foreign contaminants with MEK.
- Apply epoxy base coat to exterior walls of down spout.
- Apply urethane top coat to match fascia
- Install 4" by 6" aluminum down spouts in same locations using stainless steel wedge anchors minimum 2 per location. Anchoring bands will be 4" wide and wrap around all four sides of down spout. Bands to be fabricated from 040 or greater thickness metal. Each down spout will be anchored at 5 locations to the building (each slab edge and the block wall located at the garage level.)

Fascia

- Provide cover up for rails and balcony floors.
- Remove existing fasteners from fascia where permissible and replace with new fasteners in kind.
- While fasteners have been removed, prepare metal to receive rust inhibitive plural component epoxy base coat.
- Wipe metal with MEK to remove dust, dirt and moisture.
- Apply SW epoxy base coat to prepared metal.
- After base coat has cured apply SW urethane finish coat.
- Install new fasteners into metal fascia.
- Clean up balcony and work areas

Project: [Install Flashing and Caulk West Wall of Blue Marlin](#)

Contractor: [East Coast Elastomerics \(ECE\)](#)

Tasks: This is a new project.

ECE will install flashing and caulk above the electric meters to keep water from going behind the meters,



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Project: [Blue Marlin North Balcony \(South Walkway Add-On\)](#)

Contractor: [East Coast Elastomerics \(ECE\)](#)

- Tasks:**
1. ECE will power wash the walkways. This began on Monday 9/18 and should complete on Tuesday 9/19.
 2. The five elevator walls will be painted. (The last time they were painted was in 2009 when the walkway project was completed.) These walls take a lot of abuse as people wait for the elevator.
 3. The area around the elevator call button on each floor will be painted dark blue to try to hide the dirt better.

Project: [Pavers leading to dock](#)

Contractor: [Shore Management, Inc.](#)

Tasks: There are four areas with steps down to the dock. With the bushes out and the dirt/mud area now in their place as well as the damage done by the North Balcony Project, it was decided to temporarily put 24" x 24" pavers from the asphalt to the edge of the step down (approximately).

It is too early to put it in here, but for those of you who will ask, the current plan is to sod the area between the Blue Marlin and the dock in the spring.