



# Marlin Cove II Blue Marlin

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Board of Directors

November 10, 2017

Harold Fair  
Secretary

## Fall 2017 Town House Project to Replace/Repair/Stain/Paint T1-11 Siding and Trim

Barry Harwick

**Contractor:** Tyler Building Company (Parsonsburg, MD)

Michael Morgan

Jim Oarr  
President

**Tasks:** Comply with all local building codes and manufacturer installation specifications. Tyler Building Company will purchase any required permit(s), and the owner [home owner's association] will reimburse Tyler Building Company the cost(s) of the permit(s).

Susan Palombi

Bob Rush  
Treasurer

Tanya Wojtulewicz  
Vice President

### Building 1

- Complete the staining and painting of entire south wall

#### Unit 1A

- Replace 4 sheets of the T1-11 siding on the west gable wall
- New T1-11 siding to match the existing as close as possible.
- Replace 2 sheets of T1-11 siding on the south side wall
- Replace the trim around the window with new 1" x 4" cedar trim
- Complete the staining and painting of entire west gable wall

#### Unit 1B

- Replace the existing 2" x 12" treated middle trim boards on the south wall (2 pc.). Tyler Building Company will also replace the bottom drip ledge along the south wall to match the existing as close as possible.

#### Unit 1C

- Replace 3 sheets of the T1-11 siding on the south wall with new T1-11 siding to match the existing as close as possible.

#### Unit 1D

- Replace 2 sheets of the T1-11 siding on the south wall with new T1-11 siding to match the existing as close as possible.
- Replace the existing 2" x 12" treated trim board on the south wall (2 pc.).

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



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### Unit 1E

- Replace the existing 2" x 12" treated middle trim boards on the south wall (2 pc.).

### Building 2

- Complete the staining and painting of all chimneys and all black trim on the south side of the building
- Replace all the damaged trim boards and T1-11 siding on all 5 of the upper chimneys with new trim and new T1-11 siding to match the existing as close as possible.

### Building 3

- Repair the T1-11 and trim where the hose reel was removed.
- Touch up staining and painting where the hose was removed.

### Units 3B / 3D

- Touch up staining and painting between 3B and 3D on east side

### Building 4

#### Unit 4A

- Replace 4 sheets of T1-11 siding on the south gable wall with new T1-11 siding to match the existing as close as possible.
- Replace the existing 2" x 12" treated middle trim boards on the south wall (2 pc.).
- Tyler Building Company also will replace the bottom drip ledge along the south wall to match the existing as close as possible.

#### Unit 4C

- Replace 10 existing damaged deck board on the rear deck with new treated deck boards in the same location.



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### **Building 5**

#### **Unit 5B**

- Replace the existing railing that touches the building on the right side.
- Replace the trim around the door with new trim.
- Replace 2 sheets of T1-11 siding on the wall around the door.
- All the above work on 5B is going to be on the west side of the building.

### **Building 6**

#### **Unit 6E**

- Replace the bottom drip ledge along the east gable wall to match the existing as close as possible.

### **Building 7**

#### **Unit 7D**

- Replace the bottom drip ledge along the east gable wall to match the existing as close as possible.

### **Entire Town House Complex**

- Touch up paint around the property.

Keep the job clean and water tight at all times. Tyler Building Company will remove and dispose of all trash generated by the job.



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### OPTIONS:

- At an optional, additional cost to the project tasks above Tyler Building Company will paint/stain all 4 east side gable walls in conjunction with the rest of the project above. **We have accepted this option.**
- Replace/repair all the loose and damaged pickets on all the decks around the property at a time and material rate. Tyler Building Company will survey the decks and give us a best guess estimate of the time and material costs.
- Building 8B -- Replace the rear ledger board from the deck to the building with a new PVC ledger board at a time and material rate. This may mean, in order to do it properly, that the door and/or part of the deck would need to be removed and reinstalled. We may not do that this fall. It may get done in the spring.

**Total contract price: \$15,899 + \$3,600 for the accepted option equals \$19,499.**