

Last HOA Project Without A Construction Project Manager: 2018-2019 Paint Project

- ▶ NO independent project manager was hired for our +\$1 Million paint project
 - ▶ Assumption was to “save money” on the project
- ▶ Project led by a consortium of people:
 - ▶ Our former property manager - who resigned from the HOA before the end of the project
 - ▶ 1 or 2 members from our previous HOA board
 - ▶ A volunteer group of homeowners - “paint project committee”
 - ▶ Which disbanded before the end in which 1 member quit in frustration at a board meeting
- ▶ No scope of work was defined before the two painting companies were hired
- ▶ No one independently inspected the paint job
 - ▶ A board member volunteered go around in his golf cart & inspect the work but all 84 buildings were never inspected
- ▶ No one created “punch list” to correct issues before project ended & painters were paid
 - ▶ Wood rot was painted over & peeling paint later discovered, among other issues
 - ▶ ProTec STILL working on “re-work” - fixing wood rot & repainting \$\$\$
- ▶ **NO ONE WAS IN CHARGE**
- ▶ HOA ended up paying \$\$\$ for “re-work” AFTER the project - got less-than-ideal paint job and we’re STILL correcting paint issues