

## **Presentation By Ambrose to April 14 2023 Board Meeting**

### **Speaking notes**

**I am Ambrose Moran @ 4050 Crayton ---I am not here to say I want color scheme exactly my way ..Not want to make the decision..**

**What am I looking for looking for**

- **Something I like**
- **Don't have to love it but ideally would**
- **Do not want to "hate it" ie with little sensitivity but intense honesty.... I must say I do hate the monotone stark white**

**Should make effort to make sure no surprises—PIC #1**



**with Pelican Bay can see not just sample garage door and not just a house but total development**

What I am suggesting to be considered is Villas of Pelican Bay plus a darker facia which resolved the issue of downspouts against brick and gates and chimneys ..ultimate election should not be a surprise to anyone who has been paying attention

## Pic #2 Considerations ...Downspouts Gates and Chimneys



Current paint conditions of our Villas does not dictate moving quickly\_ I am amazed at how good the existing paint has stood up to the credit of the Sherwin William product \_spoke to local painter who I asked if

building were in need of Paint – He looked for a while said No -which confirmed by observations.

Putting the painting off a year allows for

1. construction to finish- last night awarded contract for siding replacement about 50% of my unit -and may do 100% subjected to HOA
2. reduce financial strain for some-
3. continue conversation toward an acceptable solution
4. Getting additional benefit from previous expenditure
5. 2015 painting cost me \$1955.00 Plus rumored contract delay of 9% = \$2130 increase = \$175.00 not a factor when less than benefit for getting addition year of value from previous painting project- addition year of benefit = \$280.00 -it is not going to cost to wait a year we will actual have a financial benefit

Summary

Need to get colors right or at least close to right

No need to do this year

There is about 40-50 Million dollars' worth of Villas here and risk of making mistake which we could regret---which could negatively affect our property values but far more important to me.. the personal value I place on the appearance of my home

What I have outlined is my short story .. for a more detail explanation of my thoughts see my Web page **Pic #3**

Google Ambrose Moran —> [www.ApsleyWatch.com](http://www.ApsleyWatch.com) —

-click tab ——>Villas Painting



## Naples Florida - Villas of Park Shore (VOPS)

2023 April 6 **Why I, Ambrose Moran chose Naples Villas of Park Shore** ([click here](#))

2023 April 6 Proposal by Villas of Park Shore Board to change existing brown pallet paint scheme to stark White ([click here for demo Property](#))

2023 April 6 **Middle road option** proposal By Ambrose ([click here](#)) Map to Villas of Pelican Bay ([click here](#)) Highly recommend VOPS owner ...if In Naples to drive over and look at this paint scheme - We can even do better with community consultation - I can send additional photos on request [ambrose@ambrosemoran.com](mailto:ambrose@ambrosemoran.com)

2023 April 6 Villas Home Owner Association announces **proposal for changing existing brown pallet colour to all stark white** ([click here](#)) for letter with notations in red by Ambrose

2023 April 6 Article "WE WILL REGRET PAINTING OUR HOUSE WHITE" ([CLICK HERE](#)) almost all comments **oppose white** in favour of warmer tones

2023 April 6 Another consideration to only one color White **Downspouts** ([click here](#)) ([click here](#))

2023 April 6 Naples Modern House with White/Grey Pallet ([click here](#)) some think we can paint our villas white and be modern -Yes there is a design trend to contemporary houses which are currently **TRENDY** but they have the opportunity to start with a clean slate without existing colour constraints - Yes There is an opportunity to freshen up our villas look but we need to be sympathetic to existing constraints of BROWN roofs-Brown Pavers BROWNISH Brick -BROWN lamp post and mail boxes - **just painting all the wood and trim and doors monochrome white will not make our Villas modern** and will clash with existing brown pallet. Our Villas are examples of excellent design and excellent design stands the test of time.

2023 April 6 What would famous American Architect Frank Lyoyd Wright do ?? ([Click here](#))

2023 April 7 Selecting a **monotone stark white** scheme would result in steel gate being painted white ([click here](#)) white gates will exacerbate the rust conditions as opposed to the bronish gates . another case for including provision for a darker brownish trim

**to follow as it will including ongoing commentary which I can accept not everybody will agree with me on every point but I intend to be part of the conversation and hopefully contribute to a solution we can all be comfortable with and most with be proud of.**

**Thanks for listening.**

