

Villas of Park Shore ...Whitewash Program by Ambrose Moran 4050 Crayton

Part Two

The "Process" undertaken for the VOPS HOA Board to obtain approval to change the color of our Villas had serious challenges to comply with both the in-effect Bylaws and applicable Florida State statutes. To be in compliance, I can appreciate the board needed to be diligent in the steps they took but it is my view there was lots of room for more credible engagement of the directly affected property owners. It is also my view and shared by not all but many owners that the voting process was very biased to accomplish the predetermine objective to paint the Villas all white despite option which could have been taken into account.

Lessons need to be learned which is the reason I am doing this post vote critique.

2A.1 Board Call for quick Vote

Notice was received via email from Anchor on Nov 22 that vote being taken by Board for repainting and color change

Below is this undated and unsigned letter from Anchor included a fundamental error being that 2/3 of "membership" is needed to ...change to color scheme. If this was true then the Board would require 28 votes to change the color.... so since 29 voted to change color the vote was **decided by only one vote**.

I actually did call Anchor about this statement and was told by Maya that she did not write the letter. I submit that the Board required 2/3 of the voting membership to change the color so the Board accomplished their goal by a small 3 vote margin.

Villas of Park Shore Owners' Association, Inc.

c/o Anchor Associates, Inc.

2340 Stanford Court O Naples, FL 34112
(239) 649-6357 office O (239) 649-7495 fax

Dear Villas of Park Shore Owners,

RE: Repainting of the Exterior and Color Change

Greetings! Enclosed is a notice of a Special Members' Meeting with a vote to ask the membership to change the exterior color scheme of the community.

At least two-thirds of the membership is needed to approve this material alteration of changing the paint color scheme. **wrong**

Please keep in mind that the return of the enclosed proxy is needed in order for a quorum to be established at the meeting on **December 5, 2023**. All proxies must be mailed, emailed, or faxed to Anchor Associates, Inc. per the instructions enclosed in this notice.

Thank you,

Maya-Ashley Francois, CAM
On Behalf of the Board of Directors

2A.2

Villas of Park Shore Owners' Association, Inc.

November 20, 2023

To: The Villas of Park Shore Owners

Subject: Vote to paint Villas a new color

At the board meeting held on November 16th owners and members of the current paint committee discussed our upcoming painting project and the direction of the color choice. The prior paint committee came to the same conclusion. Not to repaint using the same existing colors but to change to a more up to date and contemporary color scheme. A recommendation was to use a shade of white, Sherwin Williams Greek Villa, that most felt would improve the image of our Villas, bring them in line with current trends in our area, and may increase property values. It is also important to note, that changing the paint color to a white color will cost the same as repainting the same colors they have been for the past thirty years.

Fact Check—The current paint committee did not recommend only Greek Villa -A recommendationⁱ was made Oct 24 by to Scott Owen heading paint committee to included both Greek Villa and Natural Linen on the ballot since committee was split 5 votes for Greek Villa and 4 for Natural Linen

The committee and the board consulted with a professional designer to provide input on color options to bring our community up to date. We quickly learned that the Villas have some features that limit our selection, namely our roofs, the brick-and-mortar accents, and our garage doors. The committee and their consultants all agreed that a simple version of white was the best choice for our community. We want to thank all owners who participated on both committees.

Fact Check-- I and other I have discussed this with are not aware on the committee of board consulting with a professional designer. .if this happened such input should have been share with the current paint committee

Our Covenants state that a 2/3 vote of the voting owners is required to change the paint color of the Villas. The purpose of this communication is to obtain your vote to change the paint color from the current two-tone brown to an updated version of white. The paint committees and the board strongly encourage your positive vote for the new color.

Fact Check---- Yes I agree that The Board strongly encouraged a positive vote for the new color but it is an untruth that the committee strongly encouraged monotone Greek villa -in fact their recommendation per was to also include Natural linen on the Ballot

The attachments show a computerized version supplied to us by Sherwin Williams of what our Villas would look like with Greek Villa. Homeowners may also view a painted sample of the color on the garage and trim at 4044 Crayton Road or at 565 Park Shore in Phase 2 where the entire home has been painted.

Fact Check ----- 4044 Crayton has Greek Villa with paint trims being I believe Smokey Being SW 9087 and Touch of Sand SW 9085 while 565 Park Shore is Greek Villa..Picture on Right was last Spring before trim was added

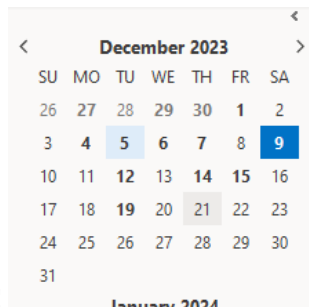
4044 Crayton



I think to get a real appreciation of the impact of the Board proposed monotone stark white there was a need to paint high visibility units such as below



Enclosed is the proxy to indicate your choice. All proxies must be received by mail, emailed, or faxed to Anchor Associates, no later than **Wednesday, December 5th, 2023, by 10:00 AM, to be counted.**



Fact Check--- December 5th is not Wednesday!!

2B Board Clarification letter

This undated letter was received through Anchor on Nov 27 as draft version showing tracking of changes and Nov 29 as clean version.

VOPS Owners,

The purpose of this email is to bring more clarity to the mailings, both email and paper, that you should've received regarding our December 5 special members meeting and the vote to repaint the villas. If you have not received this mailing, please contact a board member as soon as possible and we will get you a copy of this.

Why Greek Villa?

A long process has taken place where two separate paint committees have considered multiple options. Many owners have given valuable input, and we are grateful for this. At this point, the Greek Villa has been selected to be voted on as it seems to have the vast majority of support from the community.

We have only put this choice on the ballot as our bylaws require 2/3 of those voting to choose this before anything can happen. Multiple choices would very likely prevent us from reaching this 2/3 requirement.

Fact Check--- Not sure that many options were considered ..the approach was to basically determine options based on "which white" as base color which was the apparent Board agenda from the beginning. There was some exchange of views and some rendering produced for second paint committee to evaluate trim colors and the second paint committee did provide some feedback to the Board as to these discussionⁱⁱ and repeated indication that more time was required once more folks were back in Naples to conclude those discussions. From the beginning I have expressed strong views that I did not agree with in fact "hated"ⁱⁱⁱ the monotone stark white approach which was only new paint the Board included on the vote proxy/ballet.

"Greek Villa was selected to be voted on" ... this selection was not by the paint committee but rather the 4 member Board in which one member had already proceeded to paint his is unit Greek Villa.

Why are we voting now?

Some in the community would like to wait longer to observe and or digest the options. At our last board meeting the majority of those present strongly felt it was time to bring the decision to a vote. Several houses in the community have finished their wood rot repair or are ready to proceed with painting. So those owners will need to know the new color and avoid the cost of painting twice.

Comment—A review of a large number of emails between the committee members and Board over the last summer consistently advance the position that there was a real need for both committee members and other property owners to see in person proposals for base and trim colors in advance of a vote. In light of the proposed timing that painting was scheduled for Oct 2024 it was not an unreasonable position that the committee be allowed time to return to the Villas and engage each other and the community in an effort to reach a consensus on proposed **options for basis of a ballet**. The paint committee was also aware of a growing community concerns about mitigating the application of white to gutters, gates and downspouts etc. which needed to be resolved in advance of a membership vote.

I and.. understand others.... were not able to connect to the Nov 16 Board zoom meeting as I was travelling down to Naples... so have no appreciation of the number of folks pushing for a decision or their reasons . Yes there are many units which appear to be ready to proceed with painting but we have not been advised of any progress made by the Board in putting in place a common painting contractor. In the past we have been advised the plan is to do the painting in Oct 2024 which is becoming obviously problematic. Although there should be some economic advantage in having a common contractor and consistency in quality control... but the procrastination of the Board in dealing with the engagement of a contractor is going to result in large number of owners proceeding with their own contactors without the benefit of a common specification and leaving our neighborhood in a mismatched situation for about another year. The Board should have been more focused in their role in contracting with a common painter than unduly pressuring the paint committee to endorse their preconceived agenda of whitewashing our villas.

BTW the VOPS board bylaws do address the situation of owners utilizing their own painting contractors but 5.4b states *“that painting of the dwelling units must be done simultaneously with the other dwelling units”*. I and others are guilty of this bylaw infraction.. *maya culpa*.. and in fact the Board apparently is endorsing these violations by suggesting in their voting propaganda^{iv} that owners should look at recently completed units at specific addresses. My address was not identified so I may escape prosecution and need to retreat to a foreign country.

When our Villas were re-painted by the Board in 2015, I was impressed with the quality of the work.. the durability of the paint and very satisfied with the pricing^v...and all the Villas were painted in a compressed period of time without a year of mismatched villas which must be offensive to the commendable work of the Parkshore Association’s advocating to ensure a quality neighborhood design environment.

Our Request: Please read your email from Anchor regarding this voting process and follow the instructions carefully. Fill out your Proxy whether you intend to be at the meeting or not as this is the most efficient way to vote. Consider attending the December 5th meeting where these votes will be tallied. And please understand that your input and passion for improving our community is greatly appreciated.

Comment-it was never clear to me that one could vote at the Dec 5 meeting even though I heard folks say that is what they intended to do. According to the Proxy and other communications... all votes had to be submitted by 10am Dec 5 which was in advance of the time for the meeting.

2C Professional Input versus Paint Committees round table discussions community engagement inputs.

Looking back at the process leading up to the vote on the repainting of our Villas feel that such a major design decisions affecting the appearance of our Villas deserved the input of professional designers.

Last winter I tried to connect with the original architects for our Villas –Charlan , Brock, Young and Associated who still are in business now located in Orlando. I asked them if they would provide a quotation for preparing an update color scheme for our Villas but did not get a response.

One of the paint committee members did provide some information from a designer friend who stated *“ our buildings are not of a contemporary design that merits stark white painting, that a softer white is more appropriate”*.

I am not sure that the committee approach was effective ..My preference would have been to spend some HOA money and obtain a color scheme prepared by a professional ...I think it would have been more valuable than the engineering report to circle on some photos of the defects in our wood exteriors which is doubtful anyone would actually use to define a scope of work for a contractor replacing defective siding.

In the couple of years the Board has been dealing with this paint issue, there has not been an opportunity for a town hall or round table informal gatherings for exchange of ideas among directly affected and interested owners.

I assume the existing paint committee is now retired as the Board proceeded to a vote without them completing their task and I am not sure if many committee members have the appetite to get further involved... if asked by the Board to try and deal with tweaking the monochrome white decision to resolve concerns which will likely plague our current or future VOPS Boards for some time.

2D Downspouts & Gutters





Note White downspouts against brown brick--→ mistake!!! Surprised that many folks actually voted for this or were persuaded/bullied to vote for this.

Over the past couple of weeks, I heard from owners that the proposed now ratified by the Board ...white gutters will be a mistake from a cleaning perspective based on direct experience with homes they own nor have owned.

I looked at my existing gutter and realized that they were very dirty with dark streaks but had not noticed... as very forgiving on dark brown finish.. I tried to clean them but with very limited success so can appreciate the expressed concern about white gutters.

Also many neighbors have agreed with me that the white downspouts are a mistake against the brown brick as illustrated above on the rendering provide with the proxy ballot. .



From Web so it has to be right!!!

2. **Black or dark-colored gutters will generally look better longer.** In North Carolina, we get a lot of rain and wet weather. Gutters that are a dark color tend to hold up better under these circumstances. Light colors will show stains and debris like splashed up mud, grass clippings, or mulch particles. If you want the low-maintenance option, go for something darker.

What color should downspouts be painted? ^

The rule is generally when you are replacing downpipes or repainting them if the downpipes are placed along the trim, match the colour to trim. If your downpipes are flush against siding, match them to siding colour.

Comment-White Should not be against brown brick!!!!

Down pipes do need to be given their own colour. One that makes them near invisible. That means painting them the same as the house or if you have brick or stone finding a colour that make them blend. Never paint your eaves white.

2E Villas of Pelican Bay - sister development

VOPS should have an advantage from the selection made by Villas of Park Shore only 8 minutes away ..in terms of appreciating their color scheme... community engagement and learn from their process in arriving at a community selection. They were also constrained by the requirement to obtain a 2/3 majority vote of the voting members to change the color as require by HOA compliance with Florida Statues and obviously work together to find an attractive **COLOUR SCHEME based on effective community engagement.**



They had very similar architecture in their development with very similar constraint with brown roof pavers and some brick.

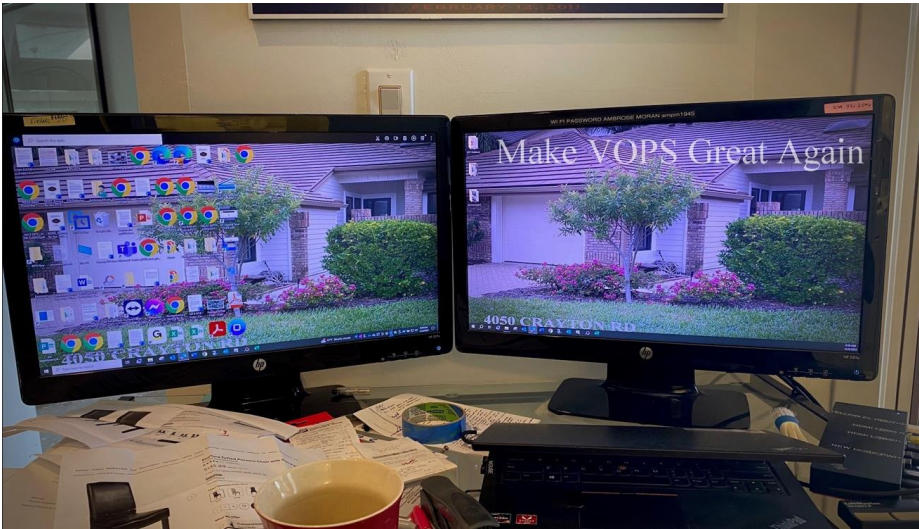
I went to this development several times and on one occasion did chat with a group of owners about their paint scheme selection process and their lessons learned. They were generally happy with the lighter look and one person did say he would have preferred

and darker facia color. One person was firm about saying don't use our contractor, who in fact was the firm at that time our Board was close to entering into a contract with. I understand disputes about the cost of wood repairs was a major issue.

I learned, in their decision-making process, a couple of Villas were painted as options for owners to fully appreciate what was being proposed.

At my April 14 presentation I was supportive of the Villas of Pelican Bay .. I did think there could be improvement but it was advantageous to the VOPS Board to offer a solution which did not result in risk that VOPS owners being surprised and disappointed.

2F Screen saver



Many will just hope this paint issue goes away and we end up with a new modern fresh look to our villas..I am intensely interested in the issue based my appreciation of good design quality and have applied a new screen saver to remind me of the ongoing debate. .if anyone else would also like use this screen saver especially Boar members. I would be pleased to send a high resolution picture to assist you.

2G My prediction

Now that the voting is over, I anticipate the Board will have sober second thoughts about what they have over sold to most of the VOPS community....If the total development was painted stark white with no trim color, I sense that a quick realization with be made that this is not what owners were expecting. I may be wrong.. but predict pressure will be on the Board to actually come up with a **color scheme** rather than a monotone approach which does not address details such as window trim, gutters, gates and downspouts. The one color of white is not a **color scheme**.in fact white is technically not even a color!

Some consider white to be a color, because white light comprises all hues on the visible light spectrum. And many do consider black to be a color, because you combine other pigments to create it on paper. But in a technical sense, black and white are not colors, they're shades. They augment colors.

I suggest... some who have anxiety about what was approved by a biased election voting process.. should relax and I predict now that the Board has realized what they have done by ignoring the input of the paint committee. .and they may admit their mistake and take steps soon to find a compromise solution to avoid the whitewash approach and try to salvage the Greek Villa with an actual **color scheme including suitable trim color(s)** .

Background & current posting on this issue are available on www.ApsleyWatch.com ---→ villas painting



Ambrose Moran

4050 Crayton

ⁱ Email Oct 24 2023 Scott Owen to VOPS Board members and Paint Committee members ..our suggestion to Board to include both colors(Greek Villa and Natural Linen) on ballot

ⁱⁱ Email Scott Owen Sept 4 stating committee member not wasn't to make decisions until see in person -prudent to allow committee to complete their work and recommendation before end of year

ⁱⁱⁱ Speaking notes from April14 presentation by Ambrose Moran to HOA Board Meeting—see www.ApsleyWatch.com -→ Villas Painting 2023 April 14 Presentation <http://www.apsleywatch.com/viewcustompage.php?id=21209>

^{iv} Board letter dated November 20 and Undated clarification letter received in draft Nov 27 and clean version received Nov 29

^v Correspondence June 12 2025 to Homeowner from Board of Directors VPS My units quotation (4050) was **\$1995.00** including \$610.00 for windows---\$90.00 for gate--\$175.00 for power washing-damaged wood and trim additional charge