



Photos courtesy of  
Absolute Patio Furniture

**BEFORE**



**AFTER**

*These chaise lounges needed a complete restoration. The old frames were media blasted, pretreated, primed, and powder coated with a new bronze finish. New slings were installed leaving these lounges better than new.*

# Outdoor Patio Furniture

REPLACE OR RESTORE?



**BY TAMMY  
LEEMAN**

**W**henever outdoor patio furniture becomes worn or outdated looking, people usually assume that they have one option, which is to buy new furniture. Many people are not aware that restoring their existing patio furniture is not only possible, but it also offers many benefits. It is a green process, which will save you money while also saving the environment. If your existing furniture is in good structural condition, it can be refinished to a like-new condition.

One great reason to keep your current patio furniture is because purchasing new furniture of the same quality is much more expensive than simply refinishing it. By refinishing your current chairs, lounges, and





BEFORE



AFTER

*This old, weathered dining set was restored with a new powder coated finish. New cushions were custom made to coordinate with existing decor.*

tables, you are able to keep your current outdoor patio furniture, save lots of money, and customize your patio

furniture with a large selection of fabric and color choices. This allows the customer to customize their restoration to fit with their existing décor to create an overall coordinated look. The flexibility and performance of powder coating makes it a great choice for any metal restoration



**AMERICAN LEAK DETECTION**  
THE ORIGINAL LEAK SPECIALISTS™

## Save your property from leaks.

Swimming Pools | Spas | Fountains & Water Features | Behind Walls  
Concealed Water Systems | Concrete Slabs & Asphalt | Water Intrusion Detection

**LEAK DETECTION WITHOUT DESTRUCTION**

It takes a blending of expert specialists and quality equipment to detect hidden leaks. With our extensive training programs and state-of-the-art equipment we have saved homeowners millions of gallons of water.

By utilizing our methods, not only are we saving water, but saving homeowners millions of dollars in costly property damage and destruction as well.



As a Community Association Service Provider (CASP) we subscribe to the CASP code of ethics. This assures you'll receive trustworthy advice not influenced by "referral fees" or "kickbacks."

**Serving the State of Florida**  
**800.671.6351**

*When calling, enter your zip code to connect to the office in your area*



**AmericanLeakDetection.com**

Each office independently owned and operated. © 2012 American Leak Detection License #CPC1456868 / CFC1426342





*This 25-year-old Brown Jordan chair was refinished with a new espresso powder coated finish. The new slings were chosen to coordinate with the property's new decor.*



## Committed to serving property managers, community associations, and homeowners.

BB&T has provided products and services specifically designed to meet the needs of property management companies and community associations for over 20 years. This industry experience, combined with our strength and stability as one of the nation's largest financial institutions, allows us to provide sound financial solutions to help ensure your organization's continued success.

### Our association services include:

- Deposit Services
- Lockbox Services
- Daily Reporting
- Coupon Books and Statements
- Association Pay (ACH)
- In-Branch Payment Acceptance
- Online Images of Transactions
- Budget and Letter Printing and Inserting
- Credit Card Payment Capability
- Construction/Renovation Financing

727-549-1202 or toll free 888-722-6669 • [BBT.com/AssociationServices](http://BBT.com/AssociationServices)



Association Services

Member FDIC and Equal Housing Lender. Loans subject to credit approval.  
©2011 Branch Banking and Trust Company.



project. The following is a description of the methods used in the furniture restoration process.

### WHAT IS POWDER COATING?

Powder coating is an advanced method of applying a decorative and protective finish to a wide range of materials and products that are used by various industries and consumers. The powder used for the process is a mixture of finely ground particles of pigment (color) and resin (protective finish), which is sprayed onto the surface to be coated. The materials to be coated are electronically grounded to attract the charged particles that adhere to the surface. After being heated in a curing oven, the powder fuses into a

durable and protective coating. The result is a uniform, high quality, and attractive finish. Powder coating is the fastest growing technology in North America, providing numerous industrial applications in all form of materials and products. Powder coating is extremely beneficial when applied to outdoor furniture because of its excellent exterior performance.

### THE PROCESS—RESTORING OUTDOOR PATIO FURNITURE

Patio furniture restoration involves re-slinging, re-strapping, and refinishing the furniture's frames. The restoration process includes completely stripping off the old, dull finish by sandblasting with aluminum oxide. The metal surface is then pre-treated with a five-stage chemical pretreatment process. This properly prepares the patio furniture for the powder coating application. The powder is sprayed onto the metal surface of the furniture that is then baked in an industrial oven to cure the powder to a beautiful, long-lasting, final finish.

Since all of the furniture that we restore is in South Florida, the most corrosive environment in the world, we add an additional epoxy powder primer coat. This provides an extra layer of corrosion protection and is very rarely found on an original coating. Once the powder coating process is completed, the new straps or sling materials are installed along with any protective foot glides to protect flooring. As you can see from the photos, the complete restoration process—involving sandblasting, chemical pre-treatment of the base metal, and applying a durable, baked-on, powder coat finish—can be quite amazing.

## RESTORING THE PAST - ENGINEERING THE FUTURE™



ENGINEERS  
INSPECTORS  
PROJECT  
MANAGERS

- Structural Engineering & Design
- Restoration & Repair Consulting
- Developer Transition Studies
- Moisture Intrusion Investigations
- Expert Witness / Claim Support
- Capital Reserve Studies
- Property Condition Assessments (PCA)
- 40-Year Safety Inspections

*Serving Florida for Over 11 Years!*

**877-557-7100**





*"The Pros That Know"*

**PAINTING • WATERPROOFING • RESTORATION**




**Renovations & Pro Coatings**  
State Certified General Contractor

High Rise Buildings    Community Associations    Assisted Living Facilities  
Hospitals    Commercial Buildings    Balconies & Walkways  
Decorative Concrete    Virtual Color Renderings

Proud Sponsor of  **community ASSOCIATIONS INSTITUTE**




**INTERNATIONAL CONCRETE REPAIR INSTITUTE**

**PandRPros.com    1-866-LOOKS-NU**    License #CGC1516403  
C-8136    PA-2749

**SAVE <sup>up to</sup> 35%**  
*Utility*  
**SUBMETERING**

**MONEY SAVING BENEFITS FOR MULTI-UNIT PROPERTIES**

- Tenants only pay for what they use
- Promotes conservation
- Reveals leaks minimizing damage
- Reduces property consumption by up to 35%, Saving Thousands

**Midway Services**  
**The Submetering Experts**  
Established in 1957  
Over 100,000 meters installed

Call 888-MY-METER, Ext 319  
1-888-696-3837  
For a FREE Site Evaluation & Quote



## BENEFITS OF RESTORATION

Powder coating finishes are available in many colors and textures that are perfect for outdoor patio furniture applications. Since the finish is a baked-on process, powder coated finishes are typically more durable than a liquid paint application and are chip- and scratch-resistant. Being that patio furniture is outside, and exposed to the sun and other weather elements, powder coated finishes are by far the best selection. New finishes can be coordinated with hundreds of sling fabric, strapping, and outdoor cushions as well. For a fraction of the cost, restoration offers you the ability to completely update your décor.

## IS YOUR PROPERTY A CANDIDATE FOR RESTORATION?

Condominiums, country clubs, and HOAs with old and worn patio furniture should consider a powder coating restoration process instead of taking on the greater expense of furniture replacement. If the finish on the frames is still in great condition, than simply re-strapping or re-slinging is also an option. If your furniture is in good structural condition and only requires some minor welding repairs, then your furniture is a great candidate for restoration. You can completely update the look of your furniture and save your property a lot of money at the same time!

*Absolute Patio Furniture Restoration is located in Pompano Beach, Florida. For more information, call (954) 917-2715 or visit [www.absolutepowdercoat.com](http://www.absolutepowdercoat.com).* ■

## Additional benefits of using powder coating for the finishing process of your patio furniture restoration:

- Custom color options—high/low gloss, metallic, textured, and clear finishes
- Texture selection—smooth, matte, veins, hammertones, and textures to hide surface imperfections
- Durability—extends product life by providing excellent resistance to corrosion, rust, and fading
- Environmentally friendly—emits no VOCs and eliminates recycling
- Superior protection—compared to standard paint finishes
- Save money and time—no shipping, disposal, or replacement costs of your old furniture

## SAVE the DATE and REGISTER NOW!

Miami Beach Convention Center  
Thursday  
April 11th, 2013  
10:30 am to 5:00 pm

# SOUTH FLORIDA & HOA EXPO

Condo, HOA and Property Management Expo

### Attend informative seminars:

Full day of CEU courses and seminars covering all aspects of property management - all free!

### See the latest products and services:

Vendor exhibits offering legal services, financial advice, remodeling and construction expertise, energy saving solutions and much more from many of the region's top professionals.

### \$2750 Reserve Fund Giveaway:

Register to attend and enter your building to win!

EXHIBITS, SEMINARS & FREE CEU COURSES!

FREE  
REGISTRATION  
ONLINE

Sign up for the networking and educational event of the year!

[www.CondoHOAExpo.com](http://www.CondoHOAExpo.com)

Use Promo Code DP1 for Automatic Door Prize Entry.  
Register at [www.condohaexpo.com](http://www.condohaexpo.com) or call (800) 374-6463

Registration is FREE for community association managers, board members, board presidents, active HOA members and industry professionals.