**Belmont Maintenance Completed Project List 2023-2024**

**All but five of these items were completed in-house by Belmont staff.**

-Repaired multiple Townhouse trellis including main beam replacements, replacement of overhead boards, and posts.

-Repaired multiple Townhouse brick walkways and removed roots.

-Installed new light posts along the no parking zone between TH 32 and Building 6.

-Replaced rotted and broken plywood in Pool Chair Room floor.

-Purged, cleaned, and painted Pool Chair Room.

-Repaired and replaced buckled floor tiles in Buildings 5 & 6.

-Installed new maintenance vehicle gas enclosure at restaurant loading dock.

-Cleaned all Mid-Rise Garage floors and walls.

-Repainted Mid-Rise Garage walls.

-Repainted all Mid-Rise stairwell doors.

-Touched up Mid-Rise resident doors.

-Replaced all Mid-Rise common area lighting with 5k white bulbs. Including stairwells and both 1st and garage level lobbies.

-Removed, repaired, and framed out Mid-Rise lobby overhead entrances for new soffit.

-Insulated all Mid-Rise lobby entrances, making them much more energy efficient.

-Installed new soffit in all Mid-Rise lobby entrances.

-Re-caulked all Mid-Rise common area windows.

-Made several repairs to Mid-Rise balcony siding including caulking, trim repair, and kickboards.

-Sealed all Mid-Rise entrance lobby windows with Tremco Dymonic Polyurethane Sealant.

-Cleaned and organized Buildings 1&2 maintenance room for resident watercraft storage.

-Cleaned and organized all Mid-Rise compactor rooms.

-Repaired snow plow enclosure.

-Repaired several sections of property fencing and lattice.

-Repaired all Tennis Court gates.

-Sifted and removed shells deeply embedded in the beach sand.

-Installed new lighting around restaurant and pool cabanas.

-Added new boardwalk sections at the end of each boardwalk.

-Cleaned and repainted Pool drinking fountain.

-Repaired Pool exterior barn door.

-Installed new in-line chlorinator in Pool.

-Repaired several tile joints around Pool.

-Brushed and repainted gas meters.

-Insulated around pipes in compactor room of Building 1 to prevent odor.

\* Major repairs to management office after infestation and mold issues.

\* Removed broken beach property line fence and replaced it with new nautical ships line and pilings.

\* Replaced Pool night lighting and repaired conduit under deck.

\*\* Repaired Restaurant ramp heading down to the beach.

\*\* Fixed mobile beach screener wiring harness.

**ONGOING PROJECTS:**

-Rescreen broken Mid-Rise window screens.

-Replacement of Restaurant loading dock ramp and steps.

-Clean and repaint all light boxes.

-Clean and repaint Mid-Rise balconies.

-Repaint trim around Restaurant and Pool**.**

-Install speed bumps throughout property.

-Replacement of belts and lubrication of all Mid-Rise makeup air units.

-Repaint Mid-Rise common area window sills and baseboard heaters.

-Replace stained ceiling tiles in Mid-Rise hallways and garages.

-Pressure wash retaining walls in front of Building 5 and on Belmont Rd.

-Clean green off of property fencing.

-Clean and reseal Ipe decking around Restaurant and Pool decks.

\* = Work completed in conjunction with outside vendor

\*\* = Work completed by outside vendor