**Potential Projects List**

**Please note that the items on this list are “potential” projects. All projects must be approved by the Board**

**General Facility**

* PM the Bobcat Tractor, Utility Vehicle and Golf Cart. - **Yearly**
* Replace all exterior ground lighting throughout the property **In Planning**
* Pressure wash techo block walls throughout the property. **In Progress**
* Shut down and winterize and reopen Cabanas, Restaurant and Clubhouse **– Yearly**
* Add additional security cameras around the property. **In Progress**
* Inspect Septic Systems – Yearly Rotation. All Title 5 Certifications are valid for 3 years.
* Build fenced enclosure for all well pumps onsite
* Research WIFI/Security/Video Options for the complex. – **In Progress**
* Touch up paint everywhere on the property as needed**.**
* Replace Main Boardwalk lighting – **Completed**
* Bring Lighting Consultant to assess property – **Completed**
* Add removable speed bumps to the main roads in the complex – **Completed**
* Re-stripe all parking spaces on the property, both interior and exterior. – In progress

**Office**

**Business/Security Office**

**Property Entrance**

* Pressure Wash Façade **- Continual**

**Landscaping**

* Trim all hedges and overgrowth on Gordon Ritchie Road. **- Yearly**
* Trim or remove some trees along Gordon Ritchie Road. - **Yearly**
* Identify and add vegetation to islands-split Hosta’s - Ongoing
* Lower the height of the Privet Hedge in front of Buildings 3 & 4 by two feet **– Yearly**
* Town house islands 25 to 32 will be redone. – In progress
* Raise canopy of all trees in and outside of the property- As required
* Add new Hydrangea to entrance of Building 6 – In progress
* Remove mulch beds from both sides on Building 1 walkway and add stone. - **Completed**

**Tennis Courts**

* Fully paint the courts and pickleballs courts - **Completed**

**Pool Area**

* Remove and repaint all rusted areas in pool enclosure. **– Ongoing**
* Replace main drains - **Completed**
* Replace skimmer baskets and covers – **Completed**
* Paint pool office
* Replace degraded soffit venting with new composite maintenance free soffit and install new recessed light fixtures
* **Replace Heater** – Every 5 years or less **–** New in January 2021
* Replace light fixtures at cabanas – **Completed**
* Thoroughly clean Pool decks interior and exterior to remove algae and rejuvenate IPE wood.

**Restaurant**

* Preventative Pest Control **– Monthly**
* Replace bathroom stall wall material - **Completed**
* Replace degraded soffit venting with new composite maintenance free soffit and install new recessed light fixtures. - **Completed**
* Replace Awning – **Completed**
* Replace awning curtains - **Completed**
* Replace light fixtures at cabanas – **Completed**
* Thoroughly clean restaurant decks and associated cabanas to remove algae and rejuvenate IPE wood. – In progress

**Townhomes**

* Fabricate new exterior light boxes 1 – 25 **– As Needed**
* Repair rotted light posts. - **Ongoing**
* Continue to repair & replace trellises and supports - **Ongoing.**
* Repair and pressure wash low block wall on Belmont Road in front of TH 1 to 8
* Pressure-wash exterior perimeter fencing.
* Inspect and Test low temperature alarms - **Yearly**

**Mid-Rise**

* Clean all carpets. – **Ongoing**
* Professionally clean garage lobby tile **– Scheduled for twice yearly**
* Inspect and test all fire sprinkler systems**. Yearly**
* Install new modern entry pedestals - **Completed**
* Repair Balcony Concrete Spalling – Ongoing
* Paint Balcony Ceilings – As Needed
* Paint Balcony Railings and Facias – As Needed
* Point, Seal and caulk all areas with water penetration - **Ongoing**
* Paint exterior stairwells and surrounding areas. **Completed**