

Landscaping Committee's Irrigation Definitions and Processes (March, 2015)

I. Irrigation Maintenance/Repairs

- A. Irrigation maintenance/repairs refers to immediate, short term repairs needed to maintain irrigation functioning for a common area or a homeowner's lot.**

When requested by a homeowner, maintenance repairs will be paid by the Association from budgeted funds if the repair is approved.

B. Process for homeowners to request maintenance repairs ...

Homeowner sends a request via phone or email to Aharon Weidner at Gulf Breeze Management for approval (phone (239) 498-3311 or email aharon@gulfbreezemanagement.com)

Aharon is authorized by the Board to approve repair requests less than \$200.00 and will forward a work order to Greenscapes for follow-through action

Greenscapes sends a completion report back to Aharon who then sends a copy to The Landscape Committee for their records. The Landscape Committee will check the work completed and will check the maintenance repair job against the jobs listed on the irrigation audit.

For repairs over \$200.00, Aharon sends the request to The Committee. The Committee will review the request against the irrigation audit plan and make a recommendation to The Board or the Board's designated representative for action

II. The Irrigation Audit

- A. Irrigation Audit refers to the guide, broken out into zones, prepared by Greenscapes for The Landscape Committee and The Board to be used in making decisions on revamping (i.e.. repair, repositioning or replacement) the irrigation system to improve long-term cost effective functioning and to reduce the yearly cost of irrigation maintenance and repair.**

When approved, the cost for irrigation audit projects will be paid by the Association from budgeted funds

B. Process for Board approval of "Audit" projects

The Landscaping Committee reviews the irrigation audit for each zone in order to evaluate and prioritize the recommendations made in the audit. Specific zones or areas of implementation are to be identified for implementation as funding becomes available over the course of several years. Necessary maintenance repairs would continue to be made as requested by any Homeowner and approved by Aharon or The Board.

The Landscape Committee will submit implementation priorities for Board approval, will monitor irrigation work and will report to the Board on work completed

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In making recommendations, The Landscape Committee will consider areas of greatest need, areas of public visibility, areas affordable given budget constraints and areas planned for future landscape projects where irrigation needs to be addressed simultaneously.

The Committee will communicate with homeowners of lots within areas designated for priority implementation to (1) be sure that Homeowners are aware of work to be done and (2) to insure that The Homeowner has no plans for his/her lot which might have impact on the project.

Because much of the work recommended in the Audit may not be funded for a number of years, if ever, a Homeowner may contact Greenscapes at any time to immediately complete all or part of the work recommended for their property AT THE HOMEOWNER'S EXPENSE. That work will be deleted from the Audit recommendations.

II. Irrigation Work at the Homeowner's Expense

- A. Since adequate irrigation must be in place to insure survival of any landscaping, a Homeowner who wishes to replace or modify landscaping will be responsible for the cost of moving or modifying the necessary irrigation without reimbursement.
- B. Baycrest's *Request for Modification to Landscape* form (April 2015 revision), which must be submitted to the Landscape Committee for any landscape changes, specifies that the cost of necessary irrigation modifications is accepted as the responsibility of The Homeowner as a condition of approving the request. The Landscaping Committee will forward an approved request to The Board for action.