**Potential Projects List – 2020**

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

**General Facility**

* Inventory all spares and tools. **Ongoing.**
* PM the Bobcat Tractor, Utility Vehicle and Golf Cart. - **Yearly**
* Replace all exterior ground lighting throughout the property **Winter 2020**
* Pressure wash techo block walls throughout the property. **In Progress**
* Shut down and winterize and reopen Cabanas, Restaurant and Clubhouse **– Yearly**
* Replace bituminous concrete in all parking lots and driveways – **In Progress**
* Add additional security cameras around the property.
* Inspect Septic Systems – Yearly Rotation. All Title 5 Certifications are valid for 3 years.

**Office**

* Replace office floor with tile.
* Paint walls

**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**
* Implement phase Four of Landscape Design (Buildings 6 entrance and Town House 4 & 5 island for 2019) Garage entrance at Buildings 3 & 4
* Continue the process of designing master landscaping plan. The first phase; Building Four is planted. Phase Two is completed and that’s the Main Island in front of Buildings 3 & 4 and one Townhouse Island between TH’s 6 & 7. Phase 3; the replanting of the Building 5 entrance and the demolition and replanting of TH 31 island is completed. Phase 4; the redesign and planting of the landscape at the Belmont sign is underway. The project will continue over several years. – **Ongoing**

**Tennis Courts**

**Pool Area**

* Remove and repaint all rusted areas in pool enclosure. **– Ongoing**
* Re-plaster the pool surface.
* Replace coping with granite and new porcelain decorative tile.
* Paint pool office
* Install new wall material on pool locker rooms-ongoing

**Restaurant**

* Preventative Pest Control **– Monthly**
* Replace Coffee Bar top with Granite
* Paint Coffee Bar cabinetry
* Replace bathroom stall wall material
* Paint Restaurant walls
* Add outdoor sectional seating on the parking lot and front deck area.
* Add a fire pit on the back (parking lit facing) deck in the center of sectional seating.

**Townhomes**

* Fabricate new exterior light boxes 1 – 25 **– As Needed**
* Repair rotted light posts. - **Ongoing**
* Continue to repair & replace trellises and supports - **Ongoing.**
* Replace overhead trim in townhomes with vinyl soffit venting - **In Progress**
* Repair and pressure wash low block wall on Belmont Road in front of TH 1 to 8
* Pressure wash exterior perimeter fencing..

**Mid-Rise**

* Ventilate all hallway ceilings center strip to reduce humidity and moisture from common piping in ceilings.
* Clean all carpets. – **Ongoing**
* Clean garage floorsTwice Yearly
* Replace all overhead lighting with 4K LED fixtures and bulbs **– In Progress**
* Professionally clean garage lobby tile **– Scheduled for twice yearly**
* Inspect and test all fire sprinkler systems**. Yearly**
* Install new modern entry pedestals
* Replacegarage door motors with quiet motors designed for condo/apt complexes. Partially Completed. Buildings 3 & 4 have ultra-quiet motor now.
* 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. – *This is a yearly interim project between the regularly scheduled large scale waterproofing.*
* Paint exterior stairwells and surrounding areas.