**Completed Projects List - 2019**

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

**General Facility**

* 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 – **Completed**

**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**
* Lower the height of the Privet Hedge in front of Buildings 3 & 4 by two feet **– Completed**
* Trim 2 feet of privet hedge in front on Bldg 3 & 4 – **Completed**
* Remove all trees and landscape damaged byTornado **- Completed**

**Tennis Courts**

* Repair torn surface areas near interior fence separating the two tennis courts. **Completed**
* Complete Repair, & Repainting of Courts. (US Open colors) Add Pickle Ball Court lines. **Completed**

**Pool Area**

* Remove and repaint all rusted areas in pool enclosure. **– Ongoing**
* Re-plaster the pool surface - Partially **Completed**
* Replace coping with granite and new porcelain decorative tile. - **Completed**
* Add WIFI Repeaters to Pool and Restaurant areas to enhance coverage - **Completed**
* Raise men’s room urinal at the pool - **Completed**
* Install new wall material on pool locker rooms-ongoing – **Partially Completed**

**Restaurant**

* Replace carpeting with composite flooring product. **Completed**
* Replace bar and cabinet top with granite **– Completed**
* Repaint dining room chairs, glass rack, cabinets and podium a gloss black **- Completed**
* Replace bathroom stall wall material – **Partially** **Completed**
* Raise men’s room urinal.- **Completed**
* Update paint in bar areas. - **Completed**
* Replace Large Triangular Windows (Dining & Lounge) **Completed**

**Townhomes**

* Fabricate new exterior light boxes 1 – 25 **– As Needed**
* Repair rotted light posts. - **Ongoing**
* Continue to repair & replace trellises and supports - **Ongoing.**
* Replace retaining walls and back entry steps along Gordon Richie Road – **Completed**
* Clean Gutters **- Completed**

**Mid-Rise**

* Clean all carpets. – **Ongoing**
* Clean garage floors **Twice Yearly**
* Professionally clean garage lobby tile **– Scheduled for twice yearly**
* Inspect and test all fire sprinkler systems**. Yearly**
* Paint all stairwells – **Completed**
* Paint all garage walls **– Completed**
* Repair Balcony Concrete Spalling – **Ongoing**
* Paint Balcony Ceilings – As Needed
* Paint Balcony Railings and Facias – As Needed
* Re-Stripe Garage Parking Lines – **Completed**