**Potential Projects List - 2019**

**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**
* Fabricate new light boxes in several areas around property **As Needed**
* 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 hostas - **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**

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

**Pool Area**

* Remove and repaint all rusted areas in pool enclosure. **– Ongoing**
* Add WIFI Repeaters to Pool and Restaurant areas to enhance coverage - **Completed**
* Raise men’s room urinal at the pool - **Completed**
* Paint pool office

**Restaurant**

* Preventative Pest Control **– Monthly**
* 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
* Raise men’s room urinal.
* Paint Restaurant walls
* Update paint in bar areas.- **Completerd**
* 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**

**Mid-Rise**

* Ventilate all hallway ceilings center strip to reduce humidity and moisture from common piping in ceilings. Insurance and Fire Department– **As required.**
* 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**
* 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.
* 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**