

Note: The Board will discuss this list on 7/16/2025 to determine project priorities

Project List Review

Active and Prority Projects List

7/16/2025

Note: Only Active Projects are actually scheduled, dates for non-active projects are only hypothetical

Proj. Numb.	Title:	Year Scheduled	Estimated Cost	Bill To	Status	BOD Lead
22	Expand AC Enclosures-Increase Compressor Spaci	2025	\$15,000	Building Res.	Active	KQ
66	Install A/V System in Club House	2025	\$3,500	Recreation Res.	Active	DC
72	De-Scale all Tankless Water Heaters	2025	\$600	Operations	Active	JH
75	Replace Valves on Building Water Supply	2025	\$15,000	Building Res.	Active	KQ
83	PBV Website Migration	2025	\$1,000	Operations	Active	JD,DC
84	Prepare 5 Year Landscaping Plan	2025	\$200	Building Res.	Active	DC
105	Replace South Fence Shrubbery	2025	\$14,000	Operations	Active	DC
106	Replace 7 Lanterns on Pool Deck	2025	\$1,900	Recreation Res.	Active	DC
64	Install Utility Building On Grounds	2026	\$20,000	Building Res.	Active	KQ
38	Walkway Repairs	2025	\$3,500	Building Res.	Priority	BE
88	Add Landscaping Stone Along Bldg. Walkways	2025	\$15,000	Building Res.	Priority	DC
20	Renovate Lawn/Garden Sprinkler System (3yrs.)	2026	\$40,000	Building Res.	Priority	DC
97	Renovate Pool Pumphouse & Equipment	2026	\$25,000	Recreation Res.	Priority	
101	Garage Door Rust Prevention	2026	\$19,000	Building Res.	Priority	
103	Club House Kitchen Up Grades	2026	\$20,000	Recreation Res.	Priority	
82	PBV Infrastructure Engineering Study	2028	\$10,000	Building Res.	Priority	EM
24	Sewer Line Cleaning	2026	\$6,000	Building Res.	Research	
78	Replace Wire Storage Cages	2027	\$42,000	Building Res.	Research	
104	Secluded Sitting/Reading Areas in Gardens	2027	\$5,000	Recreation Res.	Research	SCC
29	Garage Door Maintenance	2028	\$8,000	Building Res.	Research	
32	New Clubhouse Furniture	2028	\$12,000	Recreation Res.	Research	
46	Replace Concrete Walkways	2028	\$20,000	Building Res.	Research	
71	Install Water Filters to Remove Iron from Water	2028	\$15,000	Building Res.	Research	
28	Replace Clubhouse Awning	2029	\$9,000	Recreation Res.	Research	
43	Replace Building Water lines (3yrs)	2029	\$80,000	Building Res.	Research	
54	Resurface Tennis Court	2029	\$25,000	Recreation Res.	Research	
87	Roof and Gutter 5 Year Maintenance	2029	\$15,000	Roofing Res.	Research	
99	Replace Clubhouse AC Unit & Update Controls	2029	\$12,000	Recreation Res.	Research	
44	Replace Building Breaker Boxes	2030	\$16,000	Building Res.	Research	
49	Repaint Complex 2029	2030	\$120,000	Painting Res.	Research	
25	Replace/Replace Water Lines to Bldgs.	2031	\$30,000	Building Res.	Research	
47	Replace complex sewer lines	2032	\$35,000	Building Res.	Research	
48	Replace cable conduits in buildings	2032	\$15,000	Building Res.	Research	
37	Re-pave Entire Complex	2033	\$260,000	Paving Res.	Research	0
57	New Garage Doors	2034	\$144,000	Building Res.	Research	
50	New Swimming Pool	2036	\$350,000	Recreation Res.	Research	

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	Interactive 2025 Reserves Forecast						7/16/2025	Operations Projects		
	Roofing		Painting	Paving	Recreation	Building	Totals	Irrigation Water	Landscape Mulch	Contingency
1/1/2025 Balance	\$14,456	\$32,391		\$77,106	\$13,975	\$47,865	\$185,793			
Jan to May Assessments	\$14,152	\$8,167		\$9,268	\$10,883	\$12,329	\$54,798			
YTD Expenses as of May 31st	-\$8,360	\$0		\$0	-\$11,138	-\$8,004	-\$27,502			
5/31/2025 Balance	\$20,248	\$40,558		\$86,374	\$13,720	\$52,190	\$213,089			
	Additional 2025 Expenses									
Install Firestop in Garages, etc.						-\$15,050				
Eight Pool Deck Lights						-\$1,783				
Ceiling Painting	-\$1,000									
Replace Bldg Main Water Valves										
New South Fence										
Landscape South Property Line										
Attach AC Condenser Boxes to Units										
Landscape AC Areas										
Remaining 2025 Assessments	\$19,814	\$19,601		\$22,243	\$15,236	\$37,592	\$114,486			
Estimated Year End Balances	\$39,062	\$60,159		\$108,617	\$27,172	\$57,732	\$292,741			

Note: This list is for information only. The Board will not review this list unless there are questions

Project List Review Completed Projects List

7/16/2025

Proj. Numb.	Title:	Year Scheduled	Estimated Cost	Bill To	Status	BOD Lead
56	Replace Trash Enclosures	2025	\$16,000	Building Res.	Complete	KQ
98	Replace Tennis Court Fence	2025	\$30,000	Recreation Res.	Complete	KQ
102	Replace Garage & Store Rooms Firestop Foam	2025	\$15,050	Building Res.	Complete	KQ DG
12	Roofing Truss Brackets	2024	\$0	Roofing Res.	Complete	KMK, KQ
36	New Roof for Complex	2024	\$1,450,000	Roofing Res.	Complete	KMK, KQ
61	Install 2 New Clubhouse Bulletin Boards	2024	\$1,000	Building Res.	Complete	KMK
62	Paint Storage Rooms, Electrical Boxes	2024	\$3,100	Painting Res.	Complete	KMK
74	Repaint Building Walkways, Stairs & Stair Stripe	2024	\$4,600	Painting Res.	Complete	MG
76	Seal Driveway, Patch, Fix North Fence Curbing	2024	\$21,000	Paving Res.	Complete	KMK
80	New Gutters and Downspouts	2024	\$0	Roofing Res.	Complete	KMK, KQ
81	New Bldg. Roof Vents	2024	\$0	Roofing Res.	Complete	KMK, KQ
85	Install Timer on Beach Gate	2024	\$500	Recreation Res.	Complete	DG
86	Tennis Court Upgrades--3 Items	2024	\$4,000	Recreation Res.	Complete	MG
100	Tornado Clean Up	2024	\$10,000	Operatios	Complete	
11	Grounds and Area Lighting	2023	\$15,000	Building Res.	Complete	DC
17	F Bldg. & Property Drainage Issues	2023	\$15,000	Paving Res.	Complete	PP
19	Soffit Replacements--Bldgs. A, C, E, F. D Added later	2023	\$28,000	Building Res. & F	Complete	MG
21	Replace/Repaint Broken Shutters	2023	\$3,000	Building Res.	Complete	MG
27	New Front Entrance Signs	2023	\$2,000	Operations	Complete	DG
30	New Clubhouse AC Unit	2023	\$6,000	Recreation Res.	Complete	MG
31	Repair/Replace Pool Deck Furniture	2023	\$8,000	Recreation Res.	Complete	KMK
33	Replace Exterior Bldg. Lights	2023	\$6,000	Building Res.	Complete	KMK
41	Resurface Pool Gunite	2023	\$30,000	Recreation Res.	Complete	KQ
63	Install Tankless Water Heater in E Bldg.	2023	\$1,500	Operations	Complete	SC
65	Repair G Building Soffit	2023	\$4,000	Building Res.	Complete	MG
68	Repair soft spots of roofs	2023	\$5,000	Roofing Res.	Complete	MG
69	Repair Flag Pole	2023	\$200	Building Res.	Complete	
73	Clean and Seal Pool Deck Pavers	2023	\$2,000	Recreation Res.	Complete	JH
77	Replace 16 chairs under pool awning	2023	\$4,000	Recreation Res.	Complete	SC, BK
79	Fall 2023 Roof Repairs-- leaks and soft spots	2023	\$8,235	Roofing Res.	Complete	MK
14	Stucco & Rebar Repair	2022	\$4,000	Building Res.	Complete	
15	New Security System	2022	\$18,940	Building Res.	Complete	DG
23	Repair Trash Enclosures	2022	\$200	Building Res.	Complete	
34	Re-paint Complex	2022	\$100,000	Painting Res.	Complete	KMK
42	Rebar Repairs--site wide	2022	\$15,000	Recreation Res.	Complete	
51	Install 4 Walkway Benches	2022	\$1,700	Building Res.	Complete	
52	Replace Unit Door Numbers & Kickplates	2022	\$1,300	Building Res.	Complete	
53	Paint Storage Room Floors	2022	\$4,200	Building Res.	Complete	
58	Roof Repairs from Hurricane Ian	2022	\$3,000	Roofing Res.	Complete	
59	Treat Pool for Black Algae	2022	\$2,000	Recreation Res.	Complete	
60	Replace Circulating Pumps (2)	2022	\$3,500	Recreation Res.	Complete	
67	Repair H Bldg. roof leak	2022	\$2,000	Roofing Res.	Complete	MG
10	F Bldg. Safety Fence	2021	\$8,680	Building Res.	Complete	
13	Replace 14 Doors: Garages & Laundry Rms	2021	\$10,000	Building Res.	Complete	
16	New Washers, Dryer's Hot Water Heaters	2021	\$10,900	Operations	Complete	SC
18	Repair & Clean Soffits Power Wash Concrete	2021	\$6,900	Building Res.	Complete	
40	A Bldg. Roof Repair + Repairs to D39,G57, B16	2021	\$2,440	Roofing Res.	Complete	MG
1	Pine Tree Removal	2020	\$6,100	Operations	Complete	
2	Replace 3 Clubhouse Outside Doors	2020	\$3,500	Building Res.	Complete	
3	Clean and Repair Gutters	2020	\$1,805	Building Res.	Complete	
4	New Clubhouse Carpet	2020	\$7,000	Building Res.	Complete	
5	Pool Repairs, Entry Rails	2020	\$6,000	Recreation Res.	Complete	
6	Renovate Tennis and Shuffle Board Courts	2020	\$11,800	Recreation Res.	Complete	
7	F Bldg. Laundry Room Repairs	2020	\$3,700	Operations	Complete	
8	Reseal 2019 Paving Repairs	2020	\$2,400	Paving Res.	Complete	
9	New Pool Heater and Circulating Pump	2020	\$5,700	Recreation Res.	Complete	