

PBV Improvement Projects Lists

Projects 001 to 040 Updated: 01/15/2021

Project Number: 001 **Title: Pine Tree Removal** Date: 3/23/2020
Description/Elements:
 1. Remove 4 large Norfolk pines, grind stumps Est. cost = \$5,400
 2. replant as needed—small palm trees Est. cost = \$700
 3. Est. total cost: \$6,100
Status: Completed
Contractor: Juniper Landscaping LLC Final Cost: \$6,100
Charge to: Tree Trimming – 66800 Completion Date: 05/01/2020

Project Number: 002 **Title: Replace Clubhouse Exterior Doors** Date: 3/23/2020
Description/Elements:
 1. Replace exterior doors and frames on clubhouse storage work closet. Est. cost = \$1,900
 2. Replace exterior door and frame to bathrooms Est. cost = \$1,370
 3. Replace and re-key locks on all three doors Est. cost = \$230
 4. Estimated total cost = \$3,500
Status: Completed
Contractor: Weimann Construction Final Cost: \$3,670
Charge to: Building Reserve Expenses – 35145 Completion Date: 6/01/2020

Project Number: 003 **Title: Clean and repair gutters** Date: 3/23/2020
Description/Elements:
 1. Clean and repair rain gutters on all 8 buildings, install 120 new clips. Est. cost = \$1,440
 2. Repair B & F Bldg. building woodpecker damage Est. cost = \$365
 3. Est. total cost = \$1,805
Status: Mostly completed, some additional caulking and other work still needed
Contractor: Melillo Construction, LLS Final Cost: \$1,805
Charge to Building Reserve Expenses – 35145 Completion Date: 5/04/2020

Project Number: 004 **Title: New Clubhouse Carpet** Date: 1/15/2020
Description/Elements:
 1. Install new carpet tiles in clubhouse Est. cost = \$6,300
 2. Install new non-skid entry mats by club house doors Est. cost = \$700
 3. Est. total cost = \$7,000
Status: Completed
Contractor: GNL Flooring Final Cost: \$6,435
Charge to Building Reserve Expenses – 35145 Completion Date: 8/15/2020

Project Number: 005 **Title: Pool Repairs** Year: 4/28/2020
Description/Elements:
 1. Chemically treat Gunite, repair holes and cracks Est. cost = \$780
 2. Replace pool marking tiles per zoning codes Est. cost = \$500
 3. Drain pool, install two entry rails on main steps, repair steps, repair holes in Gunite, and replace discolored tiles. Est. cost = \$4,720
 4. Est. total cost = \$6,000
Status: Completed
Contractor: Pool Keeper Inc Final Cost: \$6,683
Charge to Recreation Reserve Expenses – 35065 Completion Date: 8/15/2020

Project Number: 006 **Title: Renovate Tennis and Shuffle Board Courts** Date: 4/7/2020

Description/Elements:

- | | |
|--|---------------------|
| 1. Level, fix cracks, resurface and paint tennis court | Est. cost = 7,800 |
| 2. Install new net and poles | Est. cost = \$500 |
| 3. Resurface and paint shuffle board court | Est. cost = \$900 |
| 4. Repair/replace tennis court fence poles | Est. cost = \$800 |
| 5. Repaint tennis court fence | Est. cost = \$1,800 |
| 6. Estimated total cost = \$11,800 | |

Status: Completed

Contractor: Fast Dry Courts, Inc., ESNB Painting/RCF
Charge to Recreation Reserve Expenses – 35065

Final Cost: \$11,875
Completion Date: 8/17/2020

Project Number: 007 Title: F Bldg Laundry Room Repairs Year: 2020

Description/Elements:

- | | |
|---|---------------------|
| 1. Goal to upgrade laundry room equipment over next 5 years | |
| 2. Replace F Bldg. washer—existing washer failed. | Est. cost = \$1,600 |
| 3. Replace F Bldg. hot water heater—existing one failed | Est. cost = \$1,200 |
| 4. Repair failed shut off valve in F Bldg. | Est. cost = \$450 |
| 5. Replace failed circuit breaker | Est. cost = \$450 |
| 6. Estimated total cost = \$3,700 | |

Status: Completed

Contractor: Lapsco Inc., Meeks Plumbing, Walton Elec.
Charge to: Laundry Expense – 71200

Final Cost: \$3,314
Completion Date: 07/31/2020

Project Number: 008 Title: Reseal 2019 Paving Repairs Year: 2020

Description/Elements:

1. Reseal areas patched along main drive in 2019.

Status: Completed

Contractor: Treasure Coast Paving
Final Cost: \$2400

Charge to: Paving Reserve Expense – 35035

Completion Date: 11/12/2020

Project Number 009 Title: Pool Heater and Circulating Pump Year: 2020

Status: Completed

Description/Elements:

1. Replace pool heater and circulating pump.
2. Heater selected, ordered,
3. Estimated mated total cost = \$5,700
4. \$2,000 deposit paid 10/13/2020

Contractor: Hawaiian Air Conditioning & Heating
Charge to: Recreation Reserve Expenses – 35065

Final Cost: \$5,700
Completion Date: 12/15/2020

Comment: This created a negative balance in the Rec Res Account. To cure this, we added \$3100 (?) of interest to Rec Res.

Project Number 010 Title: Bldg. F Safety Fence Date: 3/23/2020

Description/Elements:

Date modified: 10/12/2020

1. Install 189' of 4' high aluminum fence behind F Bldg. which will connect to existing fence with new gate to F Bldg. first floor units.
2. Existing fence on east end of pool area will also be replaced, with shrubs removed and re-plantings as needed. Est. cost = \$8,680
3. Fence will not cross any pavers.
4. Estimated total cost = \$8,680

Status: **Approved**

Approval Date: 10/12/2020

Contractors: Adams Fence

Final Cost =

Charge to: Building Reserve Expenses – 35145

Comment: Fence is beautiful. On 1/15/2021 BOD agreed that no weed whackers would be used near fence—so short term, grass will be killed, and perhaps rock will be placed under fence to control grass. People like new open views from the pool.

Project Number 011

Title: Grounds and Area Lighting

Date: 9/02/2020

Description/Elements:

1. Goal is to reduce costs of replace grounds lighting/fixtures. Recommend LED lighting
2. We currently have 70 lights, Est. replacement cost = \$75 each + installation at \$75/each for an estimated cost of \$10,500
3. Assess and upgrade light infrastructure (transformers, wiring) Est. cost = \$6,000
4. 2021 focus: Map out what is currently installed, its age, and what needs to be replaced.
5. Estimated total cost = \$16,500

Status: 2021 priority: develop scope and costs. Kevin Kelly will take lead for early work.

Contractor: tbd

Charge to: Building Reserve Expenses - 35145

Project Number 012

Title: Roofing Truss Brackets

Date:

5/02/2020

Description/Elements:

1. Install brackets to strengthen attachment points
2. Goal is to prevent roof failure during a hurricane
3. Brackets are quite cheap, but installation process is uncertain
4. There are online videos to help.
5. Issue, what can be done with out having roof fully exposed? Can we get benefit before putting on a new roof?
6. Rough total cost estimate = \$8,000 (\$1,000 per Bldg.)—assumes can be installed without removing existing roof.

Status: 2021 Priority, Peter Probasco has the lead.

Contractor: tbd

Charge to: Roofing Reserve Expenses – 35015

Project Number 013.

Title: Replace Garage and Storage Room Entry Doors

Date: 9/02/2020

Description/Elements:

1. Replace doors and frames, and re-key, and use stainless hardware Est. Cost = \$1,000 per door
2. We have 2 garage entry doors and two storage rooms per building
3. Estimated total cost = \$28,000 to entire complex.
4. This project could be accomplished over several years.
5. On 1/15/2021, BOD agreed to explore installing higher quality, \$\$, vinyl doors.
6. All locks will need to be keyed for PBV master keys.

Status: 2021 Priority: Survey existing doors to see how many actually need to be replaced.

Contractor: Weimann Construction would be first choice, then develop schedule with Weimann. Kevin Kelly and Steve Croft will handle this project.

Charge to: Building Reserve Expenses – 35145

Project Number 014.

Stucco Repair

Date: 9/02/2020

Description/Elements:

1. In 2018, we spent \$4,318 for repairing concrete walkways
2. Prior to 1/15/2021 this project had also include walkway repairs, walkway work split off as project number 038.

3. Repair cracks and holes in stucco on all buildings
4. Repair stucco where owners have added hangers, etc.
5. Repair sinking areas of concrete in building walkways.
6. Both of above need to completed prior to repainting the complex (2022).
7. Estimated total cost (very rough) = \$3,500

Status: Research

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number 015

Title: Replace Security System

Date: 9/02/2020

Description/Elements:

Revised: 1/15/2021

Est. cost = \$11,000

1. Replace existing equipment—no working cameras as fall 2020.
2. Need to determine locations for best coverage.
3. System should be:
 - a. computer/i-phone accessible,
 - b. Wireless to collection point
 - c. Have one hidden camera
 - d. Cover front and back entrances
 - e. Have significant warranty
4. Community wanted security done right
5. Also explore an actual gated entry system—too many non-residents enter back gate to use shower facility

Status: Priority for 2021. Don Groshong and Peter Probasco will take lead on developing this project

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number 016

Title: Washer and Drier Rooms Upgrades

Date: 9/02/2020

Description/Elements:

1. Continue to replace old washers and driers. Estimate 4 buildings need upgrading
2. We need to assess washers, driers, hot water heaters, electric panels, and valves.
3. Estimate we need to replace 4 washers, 4 driers, 4 hot water heaters, and 6 breaker boxes
4. Rough cost estimate = \$18,000, we may choose to do this over a period of years. Comment, in late 2020, decided to push and fix these rooms ASAP.
5. In 2020, replaced 2 washers (\$2,554), 1 dryer (\$1,005), 1 hot water heater & breaker (\$1,579), and over hauled plumbing and valves in all laundry rooms (\$3,150). Total 2020 cost = \$8,288, plus other repairs.
6. On Jan 4, 2021, replaced we replaced 3 washers, 2 dryers, and 5 coin boxes for \$5,950.
7. Plan to replace 4 hot water heaters with tankless heaters in early 2021. Estimate cost= \$4,400.

Status: **Approved**

Contractor: Kevin Lovely Plumbing, Lapsco, tankless HWH's tbd.

Completion date =

Charge to: Equipment to Laundry Expense – 71200 and Plumbing/valve work to Building Reserve Fund - 35145

Project Number 017

Title: Reduce F Building driveway flooding

List Date: 9/02/2020

Description/Elements:

1. Goal is to reduce or eliminate wide puddles at both walkway entrances to F Bldg.
2. One contractor suggested grinding pavement and Florida curb to create unobstructed drainage
3. Another contractor suggested installing 2 drains and below ground drainage sumps to handle runoff.
4. Too early to estimate costs, Treasure Coast Paving may provide a quote

Status: Research

Est. cost = \$8,000

Contractor: tbd

Charge to: Paving Reserve Expenses - 35035

Project Number 018 **Title: Clean Soffits & Power Wash Concrete** List Date: 9/02/2020

Description/Elements:

1. Power wash soffits on all 8 buildings Est. cost = \$1,400
2. Comment: some concern for damage from power washing
3. Power wash concrete walkways and curbing

Est. total cost = \$3,500

Status: Priority for 2021: Mike Gallagher will handle—via vendor.

Contractor: tbd

Charge to Building Reserve Expenses – 35145

Project Number 019 **Title: Soffit repair/replacement** List Date: 9/02/2020

Description/Elements:

1. On 4 buildings, replace wooden soffits with woodpecker proof material—plastic and aluminum have been bid at quite high prices.
2. Estimated total cost = \$36,000
3. Comment: may wait until new roof.

Status: On hold

Contractor: tbd

Charge to: Building Reserve Expenses - 35135

Project Number 020 **Title: Upgrade lawn/garden sprinkler system** List Date: 9/02/2020

Description/Elements:

1. Goal: reduce repair costs and service interruptions
2. Replace aging elements—piping, heads, wiring, timers, etc.
3. Rough estimate for replacing system = \$50,000+ per MG.
4. On 1/15/2021, agreed to track repair costs for next years and determine value of complete or partial replacement.
5. Concern over dry spell browning of grass and shrubs would not be fixed by a new irrigation system. Our system is designed to help (not replace) natural rain fall. Also, we use “recycled wastewater” for IRS, and no more is available than what are already getting. In dry periods our flow and pressure is reduced to other’s usage. We are at the end of the IRS pipeline.

Status: Research Al Jaklis and Steve Croft will track repair costs.

Contractor: tbd

Charge to: Building Reserve Expenses - 35145

Project Number 021 **Title: New Shutters** List Date: 9/02/2020

Description/Elements:

1. Replace all PBV shutters with new ones prior to repainting entire complex in 2022.
2. Estimate that we have 22 pairs of shutters per each main building, 8 pairs for H building
3. Cost for 162 shutters pairs at \$50/pair = \$8,100
4. Cost it install 162 shutter at \$50/pair = \$8,000
5. Causal survey in fall of 2020 indicates that not all really need to be replaced.
6. 2021 action point is to do a complete survey on replacement need.

Est. cost = \$16,100

Status: Research—**need BOD owner.**

Contractor: tbd

Charge to: Building Reserve Expenses - 35145

Project Number 022 **Title: Repair Air Conditioning Enclosures** List Date: 9/02/2020

Description/Elements:

1. Seal large cracks, repair, and paint AC enclosures.
2. We have at least 14 enclosures

3. Rough estimate is \$500 per enclosure
4. Estimated total cost = \$7,000
5. Alternative: Use landscaping to hide AC units.

Status: Research

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number 023 **Title: Repair Trash/Recycle Enclosures** List Date: 9/02/2020

Description/Elements:

1. Replace posts and new plastic fencing
2. Should be able to reuse gates
3. Estimate \$1,500 per enclosure
4. Estimated total cost = \$6,000

Status: Research

Contractor: tbd—Consider Weisman, Inc.

Charge to: Building Reserve Expenses – 35145

Project Number 024 **Title: Sewer Line Cleaning** List Date: 9/02/2020

Description/Elements:

1. Hire commercial cleaning service to clear/clean all sewer lines.
2. Location of lines was identified in late 2019.
3. Estimated total cost = \$6,000
4. Kitchen waste lines clog much more than bathroom lines. These can be snaked from first floor kitchen sinks by removing traps.
5. Need to specify if we are to clean unit lines to mains, or mains, or both.

Status: Research—Mike Gallagher will get an estimate from Meeks on cleaning. ?? is this right??

Contractor: tbd

Charge to: Building Reserve Expenses - 35145

Project Number 025 **Title: Repair Water Lines Outside and Inside Buildings** List Date: 9/02/2020

Description/Elements:

1. Evaluate potential need to replace water lines inside & outside bldgs.
2. Replace outside water lines to bldgs.. Est. cost = \$6,000/bldg. (\$42,000)
3. Repair water lines and valves inside buildings Est. cost = \$6,000
4. Estimated total cost = 48,000

Status: Research

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number 026 **Title: Garage Ventilation** List Date: 9/02/2020

Description/Elements:

1. Identify and install means to ventilate garage spaces
2. Could be active (fans), or passive (ventilating panels)
3. Costs yet to be determined, but a rough guess would \$4-7,000.

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number 027 **Title: New Front Entrance Signs** List Date: 9/02/2020

Description/Elements:

1. Consider new, modern, design and install new 1 or 2 new entrance sign(s) for better road visibility
2. Current signs were put up in 1998 by Paul Ives as BOD Pres.
3. Consider lighting for nighttime—colored lights?

4. Setbacks per Indian River Shores may be an issue on placement for better road visibility.
5. Estimated total cost = \$3,000

Status: 2021 priority: Don Groshong and Bette Tsoutsouras, will lead—also form a committee for more input

Contractor: tbd

Charge to: Building Reserve Fund

Project Number 028 **Title: Replace Club House Awning** List Date: 9/02/2020
Description/Elements:

1. Goal is to reduce costs and improve function of awning
2. Research design for and install a permanent, hurricane proof awning that may have fans and lighting.
3. Currently awning is taken down for hurricanes and not put back up until late fall—at \$2,500 to down and put up.
4. In 2020 board passed resolution to have option of not taking awning down. Board would decide based on facts of the situation.
5. Estimated total cost = \$25,000

Status: Research

Contractor: tbd

Charge to: Building Reserve Fund

Project Number 029 **Title: Car Garage Door Maintenance** List Date: 9/02/2020
Description/Elements:

1. Identify and complete needed maintenance (lubrication, adjustments) on all our car garage doors
2. This would include cables, springs, hinges, wheels, tracks, etc.
3. Goal is to prolong life of existing doors.
4. Estimated total cost = \$5,000

Status: reasearch

Contractor: tbd

Charge to: Building Reserve Fund

Project Number 030 **Title: Club House AC** List Date: 9/02/2020
Description/Elements:

1. Need to plan for replacing the AC in the club house. Also need to check on heating.
2. Existing unit is 8 years old with a 10 year warranty. Installed in 2012 or 2013.
3. Estimated cost = \$5,700

Status: research, expect it to last 2 more years.

Contractor: tbd

Charge to: Building or Recreation Reserve fund—need to select.

Project Number 031 **Title: Pool Deck Furniture** List Date: 9/02/2020
Description/Elements:

1. Lounges and chairs need to be replaced or in some case re-webbed.
2. Webbing on many units is discoloring, and hinge bars for many lounge’s back support section are rusting.
3. Estimated total replacement cost = \$25,000
4. This could be done in smaller lots over several years

Status: research. Repair/replace if needed.

Vendor: tbd

Charge to: Recreation Reserve Fund

Project Number 032 **Title: Club House furniture** List Date: 9/02/2020
Description/Elements:

1. Need to plan for replacing club house chairs, tables, folding chairs, etc.
2. Need to decide to replace over some years, or all at once.

Status: research: Replace as needed

Vendor: tbd
Charge to: Recreation Reserve Fund

Project Number 033 **Title: Replace Exterior Lights on Buildings** List Date: 9/02/2020

Description/Elements:

1. Convert to LED lighting to save electric and maintenance costs.
2. Need to identify numbers and costs, and decide to over years, or all at once.
3. On 1/15/2021, board agreed that the five lights in the garages are also an Association responsibility-they are on the building electrical meters.

Status: Research

Contractor: may not need one.

Charge to: Building Reserve Fund

Project Number: 34 **Title: Repaint the Entire Complex MAJOR PROJECT** Date: 1/01/2020

Description/Elements:

1. Precision Painting repainted the entire complex for \$74,414. PBV liked the work.
2. Need to hold repainting until nearby construction is completed—to avoid dust/dirt drift onto wet paint
3. Currently planning to repaint in 2022
4. Scope: prepare surfaces and paint buildings, doors and frames, shutters (if needed), railings, replace metal railing tops as needed, eaves and soffits as needed, etc.
5. We need to select a vendor to work with, will need competitive bids due to size.
6. Current funding target = \$85,000. Recommended new funding target = \$100,000

Total costs: \$100,000

Charge to: Painting Reserve Expenses – 35025

Project Number 35 **Title: Concrete Rebar Survey** Date: 12/14/2020

Description/Elements:

1. Bring an Engineer to study condition of the rebar in our buildings' concrete walls.
2. This would be a first step to determine if repair is needed.
3. This should be done before we re-paint the complex (Project 34).
4. In 2018, we spent \$4,318 for repairing concrete and rebar in pillars along G bldg. (??).
5. Mike Gallagher will find and schedule an engineer for the study

Est. cost = \$6,000

Status: Research

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number: 36 **Title: New Roof for Entire Complex MAJOR PROJECT** List Date: 1/1/2020

Description/Elements:

1. Re-roof complex with high quality shingles and membrane (as needed)—replace in kind.
2. PBV roof's were last replaced in 2004-to an 8 nail code. Cost not known. (Believed to be about \$200,000)
3. In 2018, funding target was increase from \$250,000 to \$400,000 for 2019.
4. Based on 2020 costs (per EM), we increased funding target to \$600,000 for 2020.
5. Currently expecting to replace all roofs (versus a multi-year plan), in 2027 and expect costs of \$700,000.
6. Investigation of metal roofing has produced estimates in the million dollar range.

Status: Planning

Charge to: Roofing Reserve Expense

Project Number: 37 **Title: Repave Complex MAJOR PROJECT** List Date: 1/1/2020

Description/Elements:

1. Includes re-grading, paving, painting.

2. In 2018, Treasure Coast Paving quoted \$129,000 for milling surfaces and repave + \$30,000 to “improve” drainage.
 3. Currently planning to re-pave in 2028
- Estimated total cost = \$170,000

Project Number 038. Walkway Repairs Date: 1/15/2021

Description/Elements:

1. Prior to 1/15/2021 this project had been part of project 014, walkway work split off as project number 038.
2. Repair sinking areas of concrete in building walkways.
4. Both of above need to completed prior to repainting the complex (2022).
5. Should also consider what to do about F Bldg.’s west ramp—does this need to be a step for safety?
6. Estimated total cost (very rough) = \$3,500

Status: Priority for 2021. Mike Gallagher will handle this project—via vendor.

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number 039 Ventilate Laundry and Storage Rooms Date: 1/15/2021

Description/Elements:

1. Goal: increase ventilation in storage and laundry rooms—similar to garage ventilation.
2. Electrical rooms have vent space to garages
3. Could use active or passive ventilation.

Status: research

Contractor: tbd

Charge to: Building Reserve Expenses – 35145

Project Number 040. A Bldg. Roofing Repairs Date: 1/15/2021

Description/Elements:

1. A bldg. has had leaks, Crowther has determine roof areas that need to be re-shingled.
2. Estimate to fix 3-4 areas is \$2,440.

Status: Approved.

Contractor: Crowther

Charge to: Roofing Reserve Expenses – 35015

Appendix 1
Numbering and Classifying Improvement Projects

1. Starting in 2020 we started to keep a master list of improvement projects. As projects are recognized and added to our project list, they are assigned a sequential number in the form of: 001, 002, etc.. This number will stay with the project as it’s status changes. The project data set will note when a project is created and its last modification date. This is the unique identifier for each project. The year a project is added to the list will be part of the project data set.
2. Also starting in 2020, projects are assigned to a “stage”. Currently we are using:
 - Research Stage: These are projects where not enough is known about the scope, cost, desired vendor and execution plan to consider is ready to be considered for approval.

- Priority Stage: This subset of listed projects represents the projects where the BOD will actively focus current efforts to adequately define scope and costs.
 - Approved Projects: This list shows project that have been approved by the BOD's. The project does not need to be fully researched to gain approval. Information needed for approval includes: definition of work, vendor(s), cost estimates, account to which cost will be expensed. Date of approval will be recorded for future reference to BOD meeting minutes.
 - Completed Projects: Projects where work has been completed and expenses have been billed
 - Projects can move back and forth in these stages as more information is discovered, or if new needs are identified that need more research.
3. Treasurer will maintain the Master List, and also send board members additional lists as needed. I.e. "Priority Projects.
 4. Future Project Lists may not show old completed projects, but they will continue to remain on the Master List for archival purposes.
 5. These procedures may evolve as we gain experience using a comprehensive improvement project system.