

# **PBV Board of Director's Meeting**

**January 24, 2022**

**Agenda Item 5. b: 2022 Project Priorities** --Goal: Identify and activate work of 2022's improvement projects

1. Confirm project work currently underway: see page 2
  - a. Identify Active projects
  - b. Estimate unbilled costs
2. 2022 Priorities
  - a. Review/confirm January 10, 2022 priority List—page 3
  - b. Upgrade/Confirm Cost estimates
3. Building Reserve 2022 Funding
  - a. Estimated 2022 starting balance = ~ \$15,000
  - b. 2022 regular and special assessment = \$90,000
4. Motion for funding approval of priority projects—as funding allows

## PBV Project List for 2022 Priority Discussion

1/24/2022

Project Number	Project Title	Est cost	Year Scheduled	Bill to	Final Cost	Status
13	Replace 11 Entry Doors--Garages & Laundry Rms	\$10,000	2021	Building Reserve		Active
22	Repair AC Enclosures	\$5,000	2021	Building Reserve		Active
21	Replace Broken Shutters	\$500	2022	Building Reserve		Active
34	Re-paint Complex	\$100,000	2022	Painting Reserve		Active
11	Grounds and Area Lighting	\$15,000	2022	Building Reserve		Priority
12	Roofing Truss Brackets	\$12,000	2022	Roofing Reserve		Priority
19	Soffit Replacements--Three Bldgs	\$28,000	2022	Building Reserve		Priority
23	Repair Trash Enclosures	\$6,000	2022	Building Reserve		Priority
27	Front Entrance Signs	\$4,000	2022	Building Reserve		Priority
33	Replace Exterior Bldg Lights	\$6,000	2022	Building Reserve		Priority
35	Engineering Study of Rebar/Stucco Walls	\$8,000	2023	Building Reserve		Priority
28	Replace Clubhouse Awning--in kind	\$7,000	2023	Recreation Reserve		Research
31	Replace Pool Deck Furniture	\$28,000	2023	Recreation Reserve		Research
41	Resurface Pool Gunite	\$25,000	2023	Recreation Reserve		Research
29	Garage Door Maintenance	\$5,000	2024	Building Reserve		Research
24	Sewer Line Cleaning	\$6,000	2025	Building Reserve		Research
30	New Clubhouse AC Unit	\$6,000	2025	Recreation Reserve		Research
20	Renovate Lawn/Garden Sprinkler System	\$40,000	2026	Building Reserve		Research
25	Repair Water Lines Outside Bldgs	\$30,000	2026	Building Reserve		Research
39	Ventilate Laundry and Storage Rooms	\$14,000	2026	Building Reserve		Research
46	Replace Concrete Walkways	\$20,000	2026	Building Reserve		Research
36	New Roof for Complex	\$700,000	2027	Roofing Reserve		Research
44	Replace Building Breaker Boxes	\$16,000	2027	Building Reserve		Research
26	Garage Ventilation	\$6,000	2028	Building Reserve		Research
32	New Clubhouse Furniture	12,000	2028	Recreation Reserve		Research
37	Re-pave Entire Complex	\$170,000	2028	Paving Reserve		Research
42	Rebar Repairs--site wide	\$30,000	2028	Recreation Reserve		Research
43	Replace Building Water lines	\$80,000	2029	Building Reserve		Research
45	New Tennis Court Fence	\$25,000	2029	Recreation Reserve		Research
48	Replace cable conduits in each building	\$9,000	2029	Building Reserve		Research
49	Repaint Complex 2032	\$120,000	2029	Painting Reserve		Research
47	Replace complex sewer lines	\$35,000	2032	Building Reserve		Research
17	F Bldg & Property Drainage Issues	\$15,000		Paving Reserve		Research
50	New Larger Swimming Pool	\$130,000	not scheduled	Recreation Reserve		Research

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### Priority Projects: 2022 and 2023 as Presented at January 10<sup>th</sup> Board Meeting

Background: In 2020 PBV spent almost \$24,000 on improving our recreation facilities—on new clubhouse carpet and renovating tennis court and pool. This totally depleted available funds in our recreation reserve. In fact, to pay for these projects we had add over \$5,000 of unassigned interest to the recreation reserve in 2020. We are also looking at spending an additional \$57,000 out of the recreation fund in 2023—note projects below. In 2021, we spent over \$35,400 out of the building reserve and ongoing projects will nearly deplete this fund by early 2022. In addition, we want to spend an additional \$60,000 out of the building fund in 2022—note projects below.

Proj. #	2022 Projects	Cost	Bill to
11	Grounds and Area Lighting	\$15,000	Building Reserve
12	Roofing Truss Brackets	\$12,000	Roofing Reserve
19	Soffit Repair on three buildings	\$28,000	Building Reserve
21	Replace Broken Shutters	\$500	Building Reserve
23	Repair Trash Enclosures	\$6,000	Building Reserve
33	Replace Exterior Bldg Lights	\$6,000	Building Reserve
34	Re-paint Complex	\$100,000	Painting Reserve
27	Front Entrance Redesign	\$4,000	Building Reserve

\$171,500

Proj. #	2023 Project	Cost	Bill to
41	Resurface Pool Gunite	\$25,000	Recreation Reserve
28	Replace Clubhouse Awning in kind	\$7,000	Recreation Reserve
31	Replace Pool Deck Furniture	\$25,000	Recreation Reserve
16	New Washers, Dryer's Hot Water Heaters	\$2,000	Operations

\$59,000

Recommendation: Add \$30,000 to the recreation reserve via a 2022 special assessment, and \$70,790 to the building reserve via a 2022 special assessment. This combined with the regular annual assessments to these funds will allow all current planned work to proceed and rebuild fund balances going forward.