

**CLUBHOUSE RENOVATIONS PROJECTS
PUBLISHED FEB. 3, 2015; UPDATED JULY 10, 2015**

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References: **Declarations 5.01.7:** Other Property. "The Association shall have the right to maintain such other areas within or contiguous to the subject property as the board determines from time to time is in the best interest of the owners, and the cost of any such maintenance shall be a common expense".

Preamble: During the latter half of 2014, it became obvious that many clubhouse amenities and fixtures needed replacement and/or repair. Roxy Rock, Clubhouse Chair, did much due diligence and engaged, with BOD approval, various vendors. And mid-autumn, storms exposed damage to several sections of the roofs. This report is intended to provide a record of all that was done / is being done for future reference. All costs were/are to be charged to the Reserve Accounts for Clubhouse and Roofs.

Report:

1. **Clubhouse Interior:** installed kitchen sink disposal; replaced defective wiring and outlet boxes; added new outlets throughout.

2. **Furnishings:** replaced all 4 exterior (pool) table umbrellas; replaced 2 broken exterior tabletops; replaced 3 tables and 12 chairs in the breezeway.

3. **Breezeway:**

a. replaced the 3 ceiling fans; upgraded wiring to them; added new outlets throughout.

b. replaced the countertops, sink and fixtures in the island.

c. replaced the large bulletin board and the pool 'rules' board; added a suggestion box (courtesy of the LRPC (Frank C & Ken S.).

d. re-'painted' the floor with a skid-resistant material.

4. **Storage Room:** installed an overhead light fixture (the storage room previously had no lighting).

5. **Clubhouse and Pool Exterior - Walls, +:** Repainted per the published painting schedule:

a. clubhouse: breezeway floor, walls, counter base; exterior walls;

b. pool walls, gates, railings (and painted the wall and arches features in a contrasting color to match the countertop base).

6. **Clubhouse Exterior - Roofs:** we will replace all three roofs (clubhouse, breezeway and utility building) along with repairs to fascias, downspouts, eaves, wall flashings and top covers, the chimney and the heat stack. In addition, we will install a modest slope to the utility roof to facilitate drainage; and, we will replace the skylights to code.

[Click here](#) for executed contract January 23, 2015 with Sealtight Roofing, for \$34,680.

Note: contractor has agreed to re-roof the pedestal sign at S. Patrick at no additional charge.

6. **Clubhouse HVAC:** failed in June; replaced by Complete Air in July, 2015.

[Click here](#) for executed contract.