

## PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

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### REPORT ON POOL AND SPA REBUILDS

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 2013 and into 2014, as we were reviewing the Reserve Accounts definitions and history, Angela Phillips at Dependable Management supplied data on both the pool and the spa. Wishing to preserve this information, we have created this document.

#### **Reports History:**

1. **Pool:** We spent \$30k rebuilding the pool in 2010-2011.
2. **Spa:** We rebuilt the spa in 2013 at a cost of \$8-9k. The heater failed in June 2016 and was replaced at a cost of \$2296.93 by Nat/Pro Gas of Brevard. Invoice is [here](#).

**Reports 2015: Pool:** This Nov. 18, 2015 report was prepared by Dawn Busl of Spectrum Pools.

In July we started pool repairs for the leak found by Aqua Man leak Detection. The leak was found in the main drain line. At the time we did not know where in the pipe the leak was but we had a specific area. This project took more time and labor than we could have imagined but we were able to save the HOA a substantial amount of money by working through our schedule of accounts and we were able to keep the pool open for most of the repairs. The west gate was closed for safety but the pool itself was only closed for a total of 17 days. All of the water that was removed by the pumps came from under the pool the water fill was turned off during the repairs.

July 6, 2015 We removed pavers in the area and the concrete deck was cut out 6' x 8' area and the 8 1/2 " deck was removed.

We began cutting through large pine tree roots that ran the entire length of our excavated area. We could not use any equipment to remove the roots and dirt it all had to be removed by hand until we found the broken pipe.

We notified Leland and the board that the tree would need to be removed. Between 3 and 4 weeks went by the tree was removed and the area had received large amounts of rain for weeks. We continued to dig out the area; we had the 6" main drain line and 2 return lines running together.

After finally digging down 8 feet and removing all the dirt and roots we found the crack in the 6 " line. We installed a float in the main drain line to keep the pool open for the residents while we were making the repairs. We removed the broken pipe and kept removing water from under the pool. We began having major problems with water in the area under the pool where the leak was located. The area had to be completely dry before the new pipe could be glued in. We had 2 other pool contractors come out and they advised we have well points installed to remove the ground water from under the pool.

When the pool was resurfaced there was an issue with keeping the area dry also the other company installed the additional dead man line located in the deep end to the side of the main drain line. We ran 2 pumps 24-7 for weeks and still could not dry out the hole.

We hired a contractor to install well points and add another 2 pumps. After a week and 9 well points we finally dried the hole long enough to install the new 6" pipe. We began refilling the pool and made sure the new pipe was not leaking any where.

After a week we noticed the pool was leaking when the water reached the scum gutter. So Aqua man came out

free of charge and found 2 ghost leaks in 2 separate return lines. We removed pavers and concrete in a 3' x 4' area near the fountain. The flex pipe had separated from the return line there was a large root wrapped through the pipe.

When the pool was built the builder over sprayed the concrete shell of the pool to make it heavier because the water level is so shallow in the area. All the return lines are concreted to the pool shell so we repaired the torn away line. The other leak was in the return line next to the area we had open for the 6" line repair. The roots had also pushed through the flex pipe here too. We were able to close the holes from the roots and removed roots from that area too.

After return lines were repaired the pool did not leak at all and we did not need to add any water to the pool for a week. Normal use and evaporation for this time of year was normal.

We backfilled the holes and wet sanded it all to ensure all the pipes were secure. We had to bring in an additional 3 yards of fill dirt and builders sand to back fill the holes there had been large area that were void of any dirt from previous repairs over the years. We installed # 3 rebar into existing concrete deck and the new deck area. We installed 1900 lbs.of concrete into the hole and repaired the decking to level .

At this time our job was completed and we informed Leland the job was ready for the pavers to be installed. We thought Paradise was going to be reinstalling the pavers. After no response from them I told Brandy I would install the small area and if it looked good I would do the larger are too. The small area is completed and we were told paradise would be doing the larger area. It will need to be completed by Dec. 6th. 2015. Vern from the Health Dept. will be inspecting the pool deck on the 7<sup>th</sup>.

[Click here](#) for pictures taken throughout the project.

**Costs: Paradise Lawns: trees removal: \$2100; Spectrum Pools: \$30,156, (inclusive of all their sundry sub-contractor and plumber invoices).**