

## **PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.**

### **SEWER REPAIR JANUARY, 2020**

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".

We had a major challenge with blocked sewer lines in the 100/200 block. When we determined that the main sewer line was involved we contacted Brevard County Sewer Utilities and were advised that they would no longer service Parkside Place because the original developer never posted the required bond to turn our sewer lines over to the County. We subsequently contracted with Meeks Plumbing to resolve our problem.

After several weeks, much digging, high power flushing and extensive camera work it was determined that there was about 50 feet of pressure grout (also called mud-jacking) filling 50% of the main sewer line. Going back several months we had contracted with Certified Structure & Foundation to pump the pressure grout into voids under the driveways and sidewalks for residents 208 and 210 that had developed as the result of root decay from an oak tree that had been removed 5 to 6 years ago. There was obviously a break somewhere in the line from 208 or 210 that allowed the grout to find its way into the main line. The cost to repair the line was \$25,500 and was paid to Meeks Plumbing from the operating account.

Now we are left a choice -- to camera and smoke test all the lines and possibly put up a bond in order to turn our main sewer lines over to the County, or to pay for sewer line repairs as they come up. The cost of the above would have been much less if the mud-jacking had not taken place, so this is not representative of a normal line repair.

At this time, the board decided not to test the lines and put up a bond. Instead, we will pay for sewer line repairs as they come up.