

Neil Anderson-Town Home Report, March, 2022

Town Home Exterior

- The Town Home Project to replace roofs, repair wood rot, paint, and install Rainhandlers continued with 2087-2094 (8 units) Jan-March 2022. Roofing and wood rot is completed. Painting was about 75% complete when we halted work due to the Car Show. The remaining units will likely be completed the week of the Board meeting weather permitting. Rainhandlers will be completed once painting is finished.
- Pi-Tech, a Professional Engineering firm familiar with Beach Wood type balcony construction from work completed with other Plantation Associations, completed an inspection of the other half of Town Home balconies (29 total: 2035-2038, 2039-2044, 2045-2050, 2095-2102, 2127-2132, 2133-2136) in November. None were found to be “High” risk category, but were recommended to be inspected every two years at a minimum.
- Two additional balconies were found to be in the “High” category during the wood rot phase of the TH project. These two were repaired. Two others were identified as “Moderate” and will be inspected again in the Fall.

Pools

- Pool Security & Signage-due to other priorities this work has not been completed. Will commence in 2nd quarter provided the Board is comfortable with Reserve Funding.

Town Home Interior Expense

- Nothing to report

Tree Maintenance

- Tree Surgeons completed removal of 18 trees identified as High risk by their arborist. Significant trimming was also completed above roofs and the pool areas. Work was stopped due to the Car Show but will be resumed shortly with roadways being the only area left to complete.

NOTE: Great job by Andrea to manage all these significant projects during a very tight time frame!