

# Beach Walk HOA

## Maintenance Committee

August 14 2018

Subject: Maintenance Report

Open Items:

1. Chemical Room Termite Damage

The damage to the vertical 2x4 and headers need immediate attention. Condition does pose a safety hazard as there is sufficient damage that can result in a collapse of the walls. A contractor looked at the damage and estimated \$2500 to repair and stated what is supporting the walls is the brick structure and the roof should be supported. Contractor stated the walls must be supported before 2x4 and headers are replaced.

Also noted is a roof leak that appears to be coming from the flashing between the Cabana wall and the Chemical Room roof. Repair action delayed until Dan Church gathers his construction team to repair the damage.

2. Cabana and Club House Roof

Cindy was asked to contact 3 roofing companies to provide an evaluation of the condition of both roofs to include expected life remaining, cost of replacing both roofs and the cost of repairing the missing shingles and leak on the Club House roof. After the water leak is repaired the ceiling in the clubhouse will require touch up paint

3. Parking Area Repair and repainting of Lines

- Repair and painting was estimated at \$2500 and has been delayed

4. Pool Chlorinator

Installing a chlorinator in to the main pool system will eliminate the use of the chlorine tablets which are a source of an increased acid level in the pool water. Using the tablets will require the pool to be drained of 90% of the pool water to bring the acid level within acceptable limits for the renewal of the pool permit. The pool volume was recalculated and it was determined 2 Chlorinators were needed at a cost of \$1600 installed. Cost of replacing 90% of the pool water annually is \$500 (at the present rate per 1000 gallons).

5. Pool and Fountain Pumps and Motors

In the 2019 Budget there should be a line item for replacing Pool and Fountain pumps. Expected to replace 2 motors and rebuild 2 pumps in 2019 at a cost \$2000 each. We have a mix of 1 HP ½ HP and 3HP motors and the cost is estimated for replacing worst case scenario. Fountain pumps expected life is 18 months at a utilization of 12 hours per day. Expect to replace 1 fountain pump and motor at a cost of \$500. Association in the past has purchased the pump and motor and had it installed by Nick. To conserve the life of the South Pond pump and motor and reduce the cost of electricity it is recommended that a timer be installed on this pump to limit the operation to 12 hours a day.

The above items are in addition to the items that were approved for repair in the 2018 budget and that repair not accomplished.

Mike Gentile