



## Work List Completed as of March 25, 2019

The board thought it would provide a list of the work accomplished in the past nine months since the present board took office. A good percentage of the work below had never been done at SIP. Imagine the condition over this long period of time of a majority of the property. Each year over the past 4-5 years the SIP newsletter was mailed once a year in December by the board and rarely contained any information outside of stating what the HOA fee was and how to pay it. This board has mailed out and posted on the HOA site 3 detailed newsletters in the last seven months.

- Reserve Audit study executed & posted on HOA site
- Reviewed/revised clubhouse rules and rental costs
- Review /revision of by-laws and ARB rules for membership review and vote June 2019.
- Pressure wash & seal coat SIP entrance, clubhouse parking & dock cul de sac
- New roofs/Shingles on 8 gazebos along with repairs and pressure washing
- Remove Landscaping around fountain/replace with grass and new landscaping/install new pump and lighting for fountain.
- Uplighting on entrance brick walls left and right of the gatehouse entrance. Included the install of conduit and wiring for the lighting which were never installed.
  - Repair/installation of 8 street lights
- Pressure wash all brick walls, sidewalks, curbs and pavement (never done)
- Design/Building of new HOA website
  - SIP Logo Design
- Clubhouse - Reseal pavement with asphalt sealer
- Gatehouse – Repair ceiling damage from HVAC leak /paint interior/replace drain pipe from sink/new facet/wash & wax floors/clean windows
  - Repair/extend pool drainage line into pond.
  - Remove 12 year old plat sign behind gatehouse
  - Design/install new directional signage along South Island Blvd.
- Clubhouse - Repair damaged gym and main hallway ceiling caused by HVAC leaks. Paint.
- Purchase/Installation of Nest security cameras (4) in both front and back of clubhouse and purchase/installation of Nest Cameras for entrance/exit at front gate house.

- Remove dead or stunted bushes between clubhouse and pool
- New shower heads for outdoor showers/Paint supporting poles
- Pool furniture – Remove frames, sand & paint all lounge chairs and tables
- New Pool signage (clubhouse entrance both sides/entrance gates/pool area
- Remove vent grills from eaves under roof/sand/paint/replace filters
  - Clubhouse Deck – Pressure wash/paint
- Purchase of pool patio table umbrellas (3) and Large overhanging umbrella for kiddy pool
  - Clubhouse carpet cleaned by Stanley Steamer
  - Electrical boxes surrounding clubhouse painted
  - Metal railing front/back and sides – Sanded and repainted
    - All decks/sidewalks/curbs pressure washed
    - Parking area in front of clubhouse recoated
  - Two concrete parking curbs removed to allow golf cart parking
- Ponds – Removal of vast amounts of overgrowth trees & bushes/Pond water levels adjusted for higher water content holding
  - Entire development curbs/sidewalk pressure washed
    - All perimeter fencing pressure washed
  - Perimeter fencing repair – Over 100 boards that would continually fall out permanently repaired
- Dock System – Repair of warped or splintered boards/entire system pressure washed/waterline service installed to allow for dock cleaning/replacement of walkway lighting leading to the dock system
  - Dock entrance video warning signage to cut down on vandalism
    - Seal coating of dock entrance cul-de-sac road
  - Two 10' Cedar Swing benches installed at end of dock overlooking water
    - Purchase/installation of Wind vane atop dock gazebo
      - Purchase of work golf cart
      - Flag Pole/flags purchase and installation
    - Installation of missing handrail system on south end of dock

- Gazebos – All roofs repaired and new architectural roofing installed/Pressure washed/Painted
- Sink Hole Repairs – Assorted sink holes along road system repaired/recoated with asphalt
  - Dock on Oak lawn – Removed and rebuilt
  - Over 20 dump truck loads of landscape overgrowth removed
- Purchase/Install of new vent fan units in pool pump room and room where chlorine dispenser is located.
  - Two 100+ year old oaks that had large limbs split cut/removed
- Bulldozing of numerous downed trees and additional brush on variety of lots cut up and burned
  - Gym Equipment inspection and repaired
  - Wireless service in clubhouse upgraded and expanded
  - Majority of common area water views cleared of overgrowth
  - Ornamental grasses around 8 ponds (200+) trimmed for the first time in years
- Crepe Myrtle (50+) & Palm trees (100+) not trimmed in years trimmed of dead fronds and branches
  - Irrigation System – New Well pump, well pipe lines, compression tank/regulator replaced.
- Approximately 400 combination rotator and pop up spray units along with valve units replaced of a possible 1000 sprinkler head system.
  - Corroded wiring on irrigation valve systems repaired
  - Irrigation Control System – Main board replaced
  - New irrigation pump house cover
- Removal and replacements of all road traffic signs/Pole repaired when needed and painted.
  - Reprint of Irrigation system layout and plat maps now stored in clubhouse office.

#### **Day to day Work**

- Maintain clubhouse/garbage cans/bathroom paper goods/floors/windows/furniture
- Blowing of high visible areas a few times a week on sidewalks, roadways, clubhouse & pool and dock walkout.
  - Weekly policing of road frontage both on South Island Road and Golf Drive

#### **Upcoming Work**

-Order/installation of new street name signs

-New Dock system layout allowing 30-40 drive on boat docks for owners only. This is a 24/7 boat dockage system and not a day dock system. It will also include a kayak storage system and fish station. System will be installed in segments.