



## **Five Year Maintenance and Improvement plan 2020-2028**

2020-

Asphalt repairs to improve drainage, and mobility of sand truck deliveries and fill in divots and cracks in the parking lot

Road bollards installed at gate

3 new video cameras installed at entrance of gate

Privacy wall removed in front of bathroom doors to allow handicapped accessibility for wheelchairs

Stripping and repainting all perimeter walls of GHBC, walls will be painted with a white gloss

Stripping and repainting of all wind breaking walls between pavilions.

Stripping and repainting of outside beach bathrooms.

New murals on wind breaking barrier walls and bathroom exterior

New curbing installed around parking lot islands and East and North ends.

New sod installed in recreation area

New volleyball court install in recreation area

Bocci court and horseshoe court refurbished Bocci not complete

Old Sprinkler system fix and additional sprinklers and soak hoses installed.

New toilets / hand dryers installed in the bathrooms

Bathroom to be remodeled with ceramic tile walls, new flooring, textured ceiling , new LED lighting, new mirrors above both sink

Bathrooms outside front concrete to get stamped concrete surface, and the North and South end of bathrooms to get stamped concrete in a oval shaped

Opted to go with pavers

Bathroom overhang to get soffit and fascia white aluminum

New Bathroom screens with frame made out of white pvc wood

New Aluminum awning to be built on South end of the bathrooms Not completed

New Vending machines to be added on South end of the bathrooms Not completed

Guard hut to be repainted and signage replaced

Pavillions to be repaired, many 2x4 and 2x6's are rotted and need to be replaced, once completed, all ceilings will be painted, cross beam repainted and supporting

New Polyfiber furniture to be purchased (46 picnic tables, 24 adirondack chairs, 4 pub tables and 8 chairs , Trash 21 polyfiber slat containers to hold 22 gallon garbage can and 22 gallon recyclable can.

Islands to be landscaped with a variety of new plants and palm trees and vegetation barriers to prevent sand loss.  
Electrical updates in Maintenance garage,  
Repair or improvements on any existing sewage lift station, or new lift station added.  
New 20x8 shed to be purchased to store machinery, so garage can be used as a workshop  
Grills to be scraped/sanded and repainted or replaced  
Prep tables next to grills to be enlarged and new tops made out of polyfiber to replace current tops. Prep table made out of block and granite counter tops

#### 2021-

Beach Club Signage updated by lake and entrance to the turnabout  
Beach Signage updated by front entrance – Huge Adirondack chair purchased with sign mounted to chair.  
Barrier wall 2.5' to 3' foot high with cap to be built on top of curbs facing the beach, this will help reduce sand loss. Opening will be placed near every pavilion  
Walls built just in front of bathrooms right now and around bathroom patio  
New 4x4 or tractor purchased to haul garbage and groom beach  
Update electrical system throughout beach additional outlets  
Add landscaping lighting to several islands on the beach. Not Done  
Add a fountain to the lake in front of the beach and add lighting to the pond area.  
**Not Done**

Possible signs added in neighborhood to direct you to the beach Not Done  
Parking lot to be resealed not done opting to repave in 2022  
GHBC Website with online payment system for yearly dues  
Parking lot barrier gate arms installed with either card or barcode sticker – barcode not done yet (looking at biometric thumb reader)  
All beach furniture to be pressure washed prior to summer  
New concrete garbage cans bought 22 in total  
Bull Dozer Refurbished  
Front entrance built with block and aluminum cut out door with palm tree and GHBC lettering  
New pavilion number signs made out of poly fiber and 4 Round tables and 16 chairs purchased for around bathroom  
New John Deer Gator purchased to rake and maintain beach

#### 2022-

Pavilions got extended concrete poured around them for additional space  
Drains from parking lot to the beach to be redone and concrete poured  
Sewage system checked and if needed cleaned  
Sprinkler system inspected and checked  
New crushed shells added to islands if needed done at this time  
Grills to be scraped/sanded and repainted or replaced  
All murals to get resealed with a clear coat.

Parking lots to be completely scraped, new asphalt laid and repaved, this will help on long term drainage issues. Parking lot to be painted and striped  
2 Additional Cameras installed  
Wifi added to beach  
All beach furniture to be pressure washed prior to summer

#### 2023-

Roofs of all buildings and pavilions get new aluminum roofs  
Landscaped areas to be evaluated and new plants added if needed.  
All beach furniture to be pressure washed prior to summer  
Bathroom to be evaluated for any new paint to doors or interior or exterior  
Additional walls built between beach and parking lot to stop sand  
Concrete rubber bumpers to be added to parking spaces **Not done**  
Pavers outside bathrooms to be resealed  
Concrete rubber bumpers added to front entrance to make entering and leaving smoother  
Murals on property to be resealed  
Inspect all concrete wall , possibly reseal walls  
Recreation area to be inspected for an repairs or updates needed  
Trees on property inspected any oaks that need to be arbors will be done at this Time  
Jeti to be erected on South end of Beach **Not done**  
Benches to be installed around pond area **Not done**  
Bocci court to be repaired **Not done**  
Additional polyfiber double andorondiak chairs purchased  
Vending machines added to bathroom area **Not done**  
Bio metric thumb scanner added to entrance of beach  
Attic to be build for additional storage in shed **Not done**

#### 2024 & 2025

Gatehouse to be rebuilt with extra room for bathroom and meeting room. Additional lane added incoming to the beach.  
Pavilions ceilings to be repainted  
Playground to be built toward North or South End of Beach / Donation accepted  
Shuffle Board/ Pickle Ball court to possibly be built next to gate house  
Deck built on back end of gatehouse and vending machines added here  
Additional bathrooms added for employees and beach members at gatehouse  
Rebuild center of beach area and beautify it(where all the rocks are)  
Possible benches or additional chairs ordered and made by Sun Conure  
All beach furniture to be pressure washed prior to summer  
Grills to be scraped/sanded and repainted or replaced  
New crushed shells added to islands if needed  
Sprinkler system inspected and checked

2026

Possible concrete deck and viewing area built on Northern end of beach that would be further out into the water

Fountain to be built in the Pond and beautify the area around the pond

Jeti to be erected on South end of Beach

All furniture pressure washed

All concrete pads pressured washed

Possible signs added in neighborhood to direct you to the beach

Redesign of front gate area and signage area in front of beach club

2027

Possible deck to be built on South end of the beach along the wall over top of all the rock. To make this a usable area for beach members

Furniture purchased for the new deck area

Possible waterfall area around the new deck

Check island and add new plants if needed

Sewage system checked and if needed cleaned

Sprinkler system inspected and checked

New crushed shells added to islands if needed done at this time

Grills to be scraped/sanded and repainted or replaced

All murals to get resealed with a clear coat.

Fountain and lights for lake to be inspected, cleaned

All beach furniture to be pressure washed prior to summer

2028

Possible pier built on South end of beach connecting to the deck

Roofs of all buildings to be inspected and repairs needed be done

Parking lot to be resealed

Landscaped areas to be evaluated and new plants added if needed.

All beach furniture to be pressure washed prior to summer

Bathroom to be evaluated for any new paint to doors or interior or exterior

Stamped concrete outside bathrooms to be resealed

Recreation area to be inspected for an repairs or updates needed

Trees on property inspected any oaks that need to be arbors will be done at this time

Fountain and lights for lake to be inspected, cleaned