

CULVERT & GAZEBO REPAIRS

JUNE 10th, 6:30pm



Zoom Meeting:

<https://zoom.us/j/95217602092?pwd=J1oD5jL2a30tJEoGUA9Kj42W8JiYw6.1>

+1 305 224 1968

Meeting ID: 952 1760 2092

Passcode: 757707

AGENDA

1. Role Call of the Board
2. Discuss Culvert Repair
 - Contractor selection
 - Costs
3. Discuss Gazebo Repairs
 - Contractor Selection
 - Costs
4. Discuss Payment Options
5. Board Vote



Culvert Repair

- The Culvert has not worked properly for 20+ years.
- Why do we need to fix it:
 - Potential to flood during a storm surge
 - Salinity In the Pond and the maintenance/costs associated with Pond Pumps
 - The HOA is liable
- The County while responsive is non-committal.

Sykes Cove Culvert





Underground Utility & Excavation

JBEA can oversee and manage the installation, repair, and maintenance of underground utility systems, encompassing water, sewer, gas, and telecommunications. This also extends to excavation work, including site preparation, trenching, and grading.



<https://www.jbearth-aquatics.com/>

Scope of Work

Remove, Repair and replace the 36" RCP in pond 1

****Repair one**

- Remove existing broken storm box and skimmer along with damaged pipe, install new type D inlet with skimmer, re-grade swale slopes to correct shape, export all materials removed, sod workspace along slopes and structure with flora tam

**** Repair two**

- Remove existing headwall, remove approx. 16' existing pipe and install a DOT miter end and correct slopes on pond, removing offsite all excavated materials

Total

\$20,550.00

Gazebo Repairs

- All the top boards need replacing.
- Some wood might need to be replaced underneath for structural support.



Services				
	Painting. New stringers or Cross ties. IF the gazebo area needs new stringers we can estimate separately. New Post. (IF post new post are needed we can estimate separately noting, setting in "typical" sand bottom. IF the lake shore, canal bottom is filled with shoreline rocks, boulders, Tree roots, labor will need to adjusted and estimated separately.			
DOCK BUILD	TOTAL INCLUDED ALL	1	\$17,500.00	\$17,500.00
Total			\$17,500.00	

<https://www.facebook.com/DockRepairService/>

**Let's talk
about our
Financials.**



- The 2025 Budget \$113K
- \$550 annual fee (no increase from 2024).

Where have we saved \$\$

- No full-service Property Mgt Co.
- Extra costs with Property Mgt. Co. (mailings, violations, etc.)
- Lawn Maintenance

Reallocated Funds			33,794.81	Remaining
HOA Management Fee		\$	12,000.00	\$ -
Weeding		\$	5,040.00	\$ -
Insurance		\$	1,739.81	\$ -
Taxes		\$	165.00	\$ -
Legal			\$9,000	\$ 5,700.00
Mailings, Violations, office Materials			\$2,500	\$ 1,110.99
Trees & Mulch			\$1,500	\$ 900.00
Pressure Cleaning			\$750	\$ 400.00
Improvements			\$600	\$ -
Signage			\$500	\$ -

Where we can save more...

- Legal – We will not consolidate docs but still have funds for proposed votes.
- Trees & Mulch – Added new Mulch last year, trees still have budget.
- Pressure Cleaning
- Improvements

Projected Savings: \$33,794.31

**Funding
through our
Savings.....**



Culvert Repair

Total Reallocated		\$	33,794.81
Spent YTD		\$	1,687.50
Total Remaining		\$	32,107.31
Culvert			20,550.00
Remaining			11,557.31

Fees are covered by savings.

Culvert Repair

Total Reallocated		\$	33,794.81
Spent YTD		\$	1,687.50
Total Remaining		\$	32,107.31
Culvert			20,550.00
Remaining			11,557.31

} Fees are covered by savings.

Plan A – Walkway and Railings (Wood)

Remaining after the Culvert Repair		\$	11,557.31
Gazebo (Plan A- Walkway & Railings)		\$	9,000.00
Remaining after Plan A		\$	2,557.31

} Fees are covered by savings.

Culvert Repair

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Spent YTD	\$	1,687.50
Total Remaining	\$	32,107.31
Culvert		20,550.00
Remaining		11,557.31

Fees are covered by savings.

Plan A – Walkway and Railings (Wood)

Remaining after the Culvert Repair	\$	11,557.31
Gazebo (Plan A- Walkway & Railings)	\$	9,000.00
Remaining after Plan A	\$	2,557.31

Fees are covered by savings.

Plan B– Entire Gazebo, Walkway and Railings (Wood)

Remaining after the Culvert	\$	11,557.31
Gazebo (Plan B - Walkway & Wood Railings)	\$	17,500.00
	\$	(5,942.69)
Current Reserves	\$	3,357.53
	\$	(2,585.16)
2025 Allocated Reserves	\$	3,000.00
Remaining in Gazebo Reserve	\$	414.84

Fees are covered by savings, gazebo Reserves & Planned 2025 Reserves.

**What's our
risk?**



The planned budget allows us to maintain the property.

Common Areas			
Monthly Lawn Care		11,700.00	
Quarterly Irrigation - Checks		400.00	
Irrigation Maintenance		1,100.00	
Monthly Flowerbeds Maintenance		3,600.00	
Trees & Mulch		2,500.00	900.00
Greenwing		5,400.00	
chemicals & labor for well maint		600.00	
Pressure Cleaning		1,500.00	400.00
Ponds			
Pond Maintenance (Chemicals)		3,900.00	
(Every 2 months) Fountain Checks/Mntnc		2,250.00	
Misc Repairs & Materials		3,000.00	
Common Area Improvements			
Improvements		1,000.00	0.00
Miscellaneous			
Signage		500.00	0.00
Electric (Utility Bill and Repairs)		5,000.00	
Total Commom Ground		42,450.00	



If needed, the reserves are healthy due to build up last year.

Current Reserve Balances:		
Catastrophic Fund		\$29,358.13
Deferred Maintenance	\$	6,910.94
Front Entrance Signage & Camera	\$	9,179.27
Improved Security Lighting	\$	1,771.08
Playground Repairs/Replacements	\$	1,584.00
Ponds	\$	3,000.00
Gazebo Refurbishment	\$	3,357.53
Total Reserves	\$	55,160.95

+

2025 – \$10,500 Planned

- +\$3K Deferred Maint.
- +\$3K Gazebo
- +\$1K Playground
- \$3500K Ponds



Proposed Plan

1. **Approve** Culvert Repair utilizing savings.
 - The board **reserves the right to access** the community with a special assessment **should the costs exceed savings**.
1. Upon Completion of Culvert Repair, access Projected vs. Actual costs.
2. If Culvert costs were as projected, begin Plan B Gazebo Repair.
3. If additional costs were incurred, re-evaluate funds for Gazebo repair.
 - If funds can be found within budget (within reason), continue Plan B.
 - If funds are limited, but remaining and reserves can cover Plan A, begin Plan A.
 - If there are no funds, continue Board Discussion.

