



Priority Project Sub-Committees

Project	Parking Lot
Board Liaison / Lead	Kathleen Harmon
Committee Members	Kathleen Harmon, Bahr Mahony, Heidi Modaro, Vicki Hadley, Steve Mannik
Project Purpose and Scope	The carports and canopies were damaged during Hurricane Ian and must be replaced. The asphalt is past its useful life, has eroded due to its age, and the water coming off the roof, and is in need of replacement per the reserve schedule. Coincident with replacement of the asphalt, a proper drainage solution must be put in place to address the water coming off the roof and pooling of water by the parking spaces by the Palm Avenue side of parking. .

Project	Decorative Block Rehabilitation
Board Liaison / Lead	Kathleen Harmon
Committee Members	Kathleen Harmon, Bahr Mahony, Heidi Modaro, Vicki Hadley, Steve Mannik
Project Purpose and Scope	The decorative block has been deteriorating and falling down for the last three or so years. The main goal of the project was to prevent the decorative block from falling. Thornton Tomasetti noted additional deterioration at its structural review and recommended cordoning off access to limit exposure from falling block pieces. Options were removing and replacing the block which would require making molds of the current block and fabricating the block. The removal of the block would require that side of the building to have scaffolding in place, basically a sidewalk scaffold which would limit access to parking. The cost of fabricating the block including the mold would be in excess of \$250,000. The cost of removing the block an additional \$75,000. With any demolition additional work results and would require a structural review, plans, specs by Thornton Tomasetti, (TT) and repairs. It was determined that a decorative screening installed over the block was the solution. Thus far there are three samples of decorative screening in the Manager's office

Project	Elevator Modernization
Board Liaison / Lead	Bahr Mahony
Committee Members	Kathleen Harmon, Bahr Mahony, Heidi Modaro, Vicki Hadley, Steve Mannik
Project Purpose and Scope	Elevators are at/past their useful life expectancy • This is the time to start seriously considering modernization in the near future • Machines and other major components installed in 1969 (typically 30-40 year life expectancy on machines) • Controllers were modernized in 2004 (typical controller life expectancy of 20 years, so 2024) • Elevator technology being used is outdated, parts may become increasingly hard to find and repairs needed more frequent • Obsolete parts that fail are not covered under any maintenance agreement. • Both TK Elevator and an elevator consultant/inspector have said that our elevators will not pass a 5-year load test that is due in November 2025. • Opportunity to increase reliability and performance with modernization • Recently we have had issues with both elevators, with the South Elevator needing a new drive, and the North Elevator needing a new switch. • Focus on getting elevators working much more reliably reducing shutdowns and improving ride quality • Modernization ensures you meet current codes • Florida recently adopted a code that all elevators must meet irrespective of year of install. This is called Door Lock Monitoring. This can be achieved as a repair with an overlay system but pursuing a modernization would also achieve this need and save the money you'd otherwise spend to add/retrofit the components to the existing system to achieve this (that cannot be reused/retained in the future).