

Lemon Bayview Villas Project Update Sheet

Prt	Project	Status	Next Step	Responsible	Timing	Estimated Cost	Down Payment	Final Costs	Projected Start Date	Projected Completion Date
1	Elevator - Electric Controls upgrade controls to code	New electrical panel and new upgraded controls installed	Awaiting deliver of new elevator cab to hook up all controls			\$41,344.00	\$12,403.00	\$28,941.00	awaiting FPL then install new panel	
1	Florida Elevator - Rebuild	Cab is being built	Awaiting date for installation at LBV	Florida Elevator	TBD	\$43,567.50	\$43,567.50		to be provided FPL on July 7 and then switch back July 8	
1	Electrical Issues - Building 2 - Bayside	new electrical panel installed	tie panel into elevator systems	Nichols Contracting		in Nichols fee				
1	Elevator - Inspection	Complete			completed			\$4,450.00		
1	Stucco / Repainting/Paint touch ups	decided to have touch ups done	Awaiting quote	vendor		Stucco Repair - \$4,295.00 Paint Touchup - \$2,950.00 - \$2,740.00 Painting - \$84,800.00 Prep/Lyft - \$3,295.00				
1	Fascia	vendor to quote	review quote	vendor						
2	Unit D8 Front Door Awning									
2	Remove Damaged Awning	Jannsen to visit and re-evaluate	Jannsen removes awning	Jannsen	ASAP					
2	Tree Removal	removal scheduled for 8/18		Property Mgmt	ASAP					
2	Fire Door Replacement	vendor to visit and quote	awaiting quote	Bernard Doogue	TBD					
3	Landscaping & Beautification	3 proposals received, sent to Landscaping Committee and Board for review. NOTE: grass is returning may not need to re-sod. Will have committee revisit approach when back on site	review 3 proposals and recommend a Vendor	Landscaping Committee & Board	TBD	Phillips - \$39,601.55 Myakka - \$39,152.50 Dalton - \$40,806.81				
3	Irrigation	on Hold			on Hold					
4	Exterior Lighting	Outdoor Lighting Perspectives (OLP) to be onsite 10/6 for yearly maintenance and assessment/replacement of damaged lighting	OLP on site 10/6		TBD					
5	Awnings / Shutters	Jansen Shutters - no proposal received Storm Smart - Marc Williams received proposal Best Blinds & Design - visiting site will send proposal	Jannsen on site Wed 8/6			Storm Smart - \$80,300 (~\$35,700 Lanai front & Balcony) Porter Lake - \$113,612				
	Dock Area Rebuild	completed	completed		completed			\$17,192.82		
	Dock Area Rip/Rap	completed	completed		completed			\$11,806.00		
	Pool Repair	completed	completed		completed			\$16,031.41		
	Landscape - Grounds Cleanup	completed	completed		completed			\$7,137.20		
	Milestone Inspection / SIRS	contract canceled	deposit returned and banked	Florida Engineering	completed	\$4,450.00				
	Document Updating	Being Reviewed	schedule Board meeting for approval	Board						
	Stair Rail Sanding & Re-Painting	Get quotes	check with Bryant Stucco		TBD					
Note: Once Florida Elevator are onsite, to install their new equipment, Nichols will complete putting in the fire alarm devices, the electrical pit electrical work, run the power feed to the new elevator controler and install a portable AC unit.										