

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. Delivery proposed for September			\$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	Hope to use Jannsen and awning material from damaged awning at D7 to make new awning and have installed Requested a proposal for new awnings above ALL lanais, bay bldg balconies and C6,D8 front doors	On Hold - awaiting entire property estimate from Jansen	Property Mgmt / Jannsen		Removal and replacement of D8 door awning- \$3555.82				
2	Remove Damaged Awning	Estimate received	On Hold - awaiting entire property estimate from Jansen	Property Mgmt / Jannsen	ASAP	Removal and replacement of D8 door awning- \$3555.82				
2	Tree Removal	completed	completed	Property Mgmt	Removed 8/19/25					
2	Fire Door Replacement	vendor to visit and quote	awaiting quote	Property Mgmt	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 - proposal received - in error need to reestimate Storm Smart - Marc Williams received proposal Best Blinds & Design - visiting site will send proposal	Jansen to re-estimate			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	completed	completed	Florida Engineering Board	completed	\$4450 Returned				
	Document Updating	Being Reviewed	schedule Board meeting for approval							
	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 controller and install a portable AC unit.										