

Lemon Bayview Villas Project Update Sheet

PrtY	Project	Status	Next Step	Responsible	Timing	Estimated Cost	Down Payment	Final Costs	Projected Start Date	Projected Completion Date
1	Florida Elevator - Rebuild	Cab is being built	Awaiting date for installation at LBV Delivery proposed for September. 9-24 - Our contact has been on vacation. Awaiting update from owner.. Following up daily! 10-1 - Work scheduled to start 10-13, expected to take 4-5 weeks	Florida Elevator	TBD	\$43,567.50	\$43,567.50		to be provided FPL on July 7 and then switch back July 8	
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	
		new electrical panel installed	9-24 - Nichols Contracting is ready and waiting for cab delivery	Nichols Contracting		in Nichols fee				
1	Document Updating	Being Reviewed 9-24 - 2nd round of updates received by Owners, those suggested updates have been send to attorney. Awaiting response.	schedule Board meeting for approval	Board						
1	Stucco / Repainting/Paint touch ups	decided to have touch ups done	Awaiting quote. 9-24 - a Gen Contractor is scheduled to come out next week to 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 9-24 - Zoom mtg to finalize # of awnings and location scheduled for Oct 2nd.	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	Fire Door Replacement	vendor to visit and quote	awaiting quote 9-24 - Identified a vendor. Awaiting quote	Property Mgmt	TBD					
2	Pool Servicing	Blue Science is increasing prices significantly.	9-24 - We are looking for a new vendor. 2 vendors have been contacted for quotes. Awaiting responses.							

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3	Landscaping & Beautification	3 proposals received, sent to Landscaping Committee and Board for review. ON HOLD NOTE: grass is returning may not need to re-sod. Will have committee revisit approach when back on site 9-24 - Shrubs, bushes and ornamental planting on-hold. Requested bids for landscape maintenance (mowing, lawn care (fertilizer, weed cntl, etc.), pruning/hedging, tree trimming and irrigation)	review 3 proposals and recommend a Vendor 9-24 - Still on downgraded maintenance program with Phillips. Awaiting yearly maintenance quote from 2nd vendor and quote from Phillips 10-1 - evaluating all bids	Landscaping Committee & Board	TBD	Phillips - \$39,601.55 Myakka - \$39,152.50 Dalton - \$40,806.81 9-24 - Dalton Lawn Maintenance quote - \$1800 per month 10-1 - Phillips Lawn Maintenance quote - \$1300 per month				
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 to assess damage and replace missing lights		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 9-24 - Zoom mtg to be scheduled to finalize # of awnings and location			Storm Smart - \$80,300 (~\$35,700 Lanai front & Balcony) Porter Lake - \$113,612				
	Stair Rail Sanding & Re-Painting	Get quotes	check with Bryant Stucco		TBD					
	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	completed	\$4450 Returned				
1	Elevator - Inspection	Complete			completed			\$4,450.00		
2	Tree Removal	completed	completed	Property Mgmt	Removed 8/19/25					
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.										