

Lemon Bayview Villas Project Update Sheet

Prty	Project	Status	Next Step	Responsible	Timing	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. 10-22 - WORK STARTED 01-14 - scheduled for completion 2/4/26 (waiting for a part for emerg. phone and vidieo) 02-16 - emergency system is working and tested successfully by Nichols and Fla Elevator today. Elevator is available for use. State inspection remains to be done. Elevator room door still does not have the auto-return working. Nichols is determining how to fix.	Property Mgmt _ Duke	ASAP		
1	Elevator South side retaining wall damage	The crane driver for elevator backed into our wall	10-27 Informed Duke so he can contact elevator company to have it repaired 01-14 - Elev. Co aware and has asked for a quote of price to fix. Duke is coordinating. We will hold back part of final payment if not fixed by time of payment. 02-16 - Repair quote received from Paradise Stoneworks and forwarded to Duke for communications to Florida Elevator. Once Fla Elevator agrees with the quote work can begin.	Property Mgmt _ Duke	ASAP		
2	Fire Door Replacement	vendor to visit and quote	awaiting quote 9-24 - Identified a vendor. Awaiting quote 10-27 - Fire doors have been ordered, expected 4 to 6 weeks for delevary and install 01-14 - No Update 02-16 - target installation is early April per salesman Sal Soldano and GJC Window and Door	Property Mgmt _ Duke	TBD		
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.	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 02-10 - At the Annual Owners Meeting, Owners agree to a \$1,000 special assessment to fund purchase of plants and shrubs by Landscape committee. Owners agree to install plants and shrubs ourselves once purchased. Owners agreed to pospone decision on grass/sod until later. The board intends to schedule a meeting, via Zoom, this sumer to decide approach for replacement of our weed infested lawn.	Landscaping Committee & Board	TBD		

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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 10-21 - Met with Jansen to review work needed and view awning color samples. We have an almost exact color match to our existing awnings, so we have asked for a bit to replace only the missing and damaged awnings. 01-14 - Due to cost of awnings we have asked Jansen to provide a shutter bid as well. Jansen to be out 01-16 to measure balcony. 02-10 - At the Annual Owners Meeting, Owners agree to postpone any decision on awnings and have owners ourselves remove the existing broken and partially usable awnings to improve the appearance of our community.				
	Stair Rail Sanding & Re-Painting	Get quotes	check with Bryant Stucco		TBD		
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 10-22 Work mostly completed. Final inspection and movement of some lights remaining 01-14 - Final inspection scheduled for 01-15 01-15 Complete		completed 01-15		
2	Remove Damaged Awning	Estimate received	On Hold - awaiting entire property estimate from Jansen 01-14 - Awning removed	Property Mgmt / Janssen	completed 01-14		
1	Elevator Electric Controls upgrade controls to code	new electrical panel installed	9-24 - Nichols Contracting is ready and waiting for cab delivery 01-14 - panel installed	Nichols Contracting	completed 01-14		
1	Elevator 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 10-27 - WORK STARTED - anticipated to be 3 to 5 weeks to complete 01-14 - Rebuild complete	Florida Elevator	completed 01-14		

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1	Document Updating	Being Reviewed 9-24 - 2nd round of updates received by Owners, those suggested updates have been send to attorney. Awaiting response. 10-27 - Recieved updates ot our final comments. Will talk to Attorney one last time to ensure all is correct, then we will send out the final documents to owners for review and schedule a Owners Meeting for approval. 11-05 - Final review with attorney conducted. All documents have been completed and finalized. BOD to select a meeting date. 01-14 - Documents approved by 2/3 owner vote at Special Meeting on 1-13-26.	completed	Board	completed 01-13-2026		
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. 10-26 - gave approval to Duke to have Jansen replace awning 01-14 Complete	Property Mgmt / Jannsen	completed - 01-14		
	Landscape Maintenance	9-24 - Requested bids for landscape maintenance (mowing, lawn care (fertilizer, weed cntl, etc.), pruning/hedging, tree trimming and irrigation) 10-1 Clarifying bid componenets and pricing 10-22 Recieved 2 bids (Phillips & Dalton) evaluatiing now 10-29 - Selected Phillips for mowing, pruning/hedging, tree trimming and irrigation. Selected Lawn Care Extraordinaire for fertilizer, weed cntl, etc.	completed		completed - 10-29		
	Irrigation	10-22 Part of Landscape Maintenance	completed		completed - 10-29		
	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 10-22 - WORK COMPLETED		completed - 10-22		
	Fascia	vendor to quote	10-22 - WORK COMPLETED		completed - 10-22		
	Pool Servicing	Blue Science is increasing prices significantly. Howard's Pool to replace Blue Science	9-24 - We are looking for a new vendor. 2 vendors have been contacted for quotes. Awaiting responses. 10-22 Howard's Pools selected - COMPLETED		completed - 10-20		
	Dock Area Rebuild	completed	completed		completed		
	Dock Area Rip/Rap	completed	completed		completed		
	Pool Repair	completed	completed		completed		

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	Landscape - Grounds Cleanup	completed	completed		completed		
	Milestone Inspection / SIRS	completed	completed	Florida Engineering	completed		
1	Elevator - Inspection	Complete			completed		
2	Tree Removal	completed	completed	Property Mgmt	Removed 8/19/25		