

The Landscape and Operations Committee met on 10-16-07 at 2:00 PM at the GG&CC.

Present: Delores Linscott, Douglas Gradwell, Brian Mook, Burnie Williams

Quorum Established.

For over one and one half hours various proposals and bids were discussed for common area privacy wall restoration and painting.

Doug Gradwell made a motion to recommend to the BOD for approval and funding a three phased approach to wall restoration and painting as follows. Delores Linscott "Gladly" seconded. Brian Mook and Burnie Williams voted yes.

Phase I

Vine removal	Outside only 1300 feet, north of main gate	\$ 2,600
Repairs	Most of cost in main gate area	\$12,000
Extended paint		\$23,500*
		Total \$38,100
Funding recommendation: Wall Reserves and Capital Reserves		

Phase II

Vine removal	Outside only 1400 feet, south of main gate	\$ 3,000
Repairs		\$15,000
Paint		\$ 5,000
		Total \$23,000
Funding recommendation: Capital Reserves		

Phase III

Vine removal	Inside 3,365 linear feet including top	\$ 8,000
Repairs		\$ 32,000**
Paint		\$ 10,000
Landscape		\$ 10,000
		Total \$ 60,000
As budgeted funds become available		

Background information: Vines would be left on top of wall during Phase I and II to support vines on resident side. Out of a total of 7,300 feet of walls 3,365 feet are vine covered. Of the 3,365 feet of vine covered walls 2,000 feet have metal banding edges subject to and exhibit varying degrees of rust and deterioration from vine damage. All other walls have vinyl banding edges and are much cheaper to repair from vine damage. The metal banding edges are confined to the main gate entrance area and Mahogany Run South. There are 17 residents along the walls in Mahogany Run South and 8 along the walls of Mahogany Run North. In Phase I on the north side three of the eight residents have had most of the vines removed from the public side of their walls. Over 500 feet of remaining vine covered wall back up to Bent Pine where there are no residents along the inside wall. Thus there are 5 residents and approximately 500 feet of wall with vines to be removed from public side and left on residents side in this phase.

* Extended Painting would include Main gate entrance, all outside walls north of main gate to north end of Hidden Links, all inside walls from Hidden Links south to Mahogany Run North, three guard houses plus power wash roofs, all monuments and Walden Lakes sign, three walls on Westlinks. Walls to be pressure washed, minor cracks filled in, primed and painted with satin paint. The wall bands to be lighter color than main wall. Colors to be approved by DRC. Florida Painters, company painting Hidden Links Condos, lowest of three bid at \$.40 per square foot.

** Largest variable in three phases. The top of the wall would be addressed in this phase making it more expensive. This phase could be broken down into two phases, Mahogany Run North would be about half the size and expense of Mahogany Run South.

For Landscape and Operations Committee

Burnie Williams