

**Proposal for Entryway Improvements
(Phases I-IV for 2015/2016)**

**Board of Directors (2015/2016),
Bay Pines Homeowners Association (HOA)**

July 13, 2015

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Proposal for Entryway Improvements
Board of Directors (2015/2016), Bay Pines Homeowners Association (HOA)

Overview:

In an effort to improve the appearance and safety of the entrance to Bay Pines Subdivision, the Board of Directors (2015/2016) for the Bay Pines Subdivision's Home Owners Association, is proposing changes to the Common Area near the entrance of the subdivision as stated within the phases below.

Phase I (Project Manager: Bill Sharon, VP, Bay Pines HOA):

Landscaping (Perfection Lawn Care, Inc., Donnie Novinc, Owner/Operator):

- Add new mulch (color: black ~~red~~) within the island and each side of the entrance (planted areas),
- Add ten (10) Fountain Grass Plants between the palm trees in the island, and
- If necessary, add additional sprinkler heads between the palm trees for the new plants.
- Add additional plants/bushes (similar to or that complements the existing plants/bushes) in the void(s) between the palm trees in the corner bedding area.

Estimated costs for Phase I:

\$6.00 per bag for mulch (price includes labor) + \$167.80 (plants + labor) + \$50.00 install new sprinkler heads

Phase II (Project Manager: Danny Linton, President, Bay Pines HOA):

Boring under west-side of entrance:

- (A1 Irrigation, Panhandle Boring, or Gator Boring) 27-30 ft. under west-side entrance once existing conduit is located within the southern section of the island.

Trenching:

- (Adaptive Ready Rental, Navarre, \$180 for ditch witch with trailer per day or Gator Boring) Needed after boring from the bore sight to and around the new planted area, possibly for the palm trees/plants in the island, and for the lights for the east-side trees.

Electrical:

- Install GFI outlets: 2 for the new planted area.
- Install lights (14 overall): 5 for the new planted area, 5 for the island palm trees, 4 for the east-side trees.
- Purchase and install conduit and 12-2 with GFI for outlets. (Electrician to provide conduit, electrical wiring, new light sensor, outlets, lights, new sprinkler system sensor, and maybe mounting posts for the 2 outlets).

Estimated costs for Phase II:

Estimate from Gator Boring for boring and trenching services is \$4,000.00.

Other estimates pending.

Phase III (Project Manager: Bill Sharon, VP, Bay Pines HOA):

Landscaping (Perfection Lawn Care, Inc., Donnie Novinc, Owner/Operator):

- Install St. Augustine Sod the west-side of the entrance from the end of the west-side planted area to the fence line near Home #1704.
- Install St. Augustine Sod on the east-side around the trees, to the fence-line, and to the property line.

New systems:

- Replace timing sensor for all lights.
- Replace battery controlled sprinkler system with new electrical system which may be mounted on or near the privacy fence.

Estimated costs for Phase III:

Sod: 9 pallets of St. Augustine Sod (Sod + Tax + Delivery = \$1760.25) + Labor (\$450.00) + Prep (\$300.00) = \$ 2,510.25
Replace new timer: \$119.00 + installation supplies

Phase IV (Project Manager: Danny Linton, President, Bay Pines HOA):

West-side entrance:

- Re-design curvature and add concrete curb to include a drainage opening where appropriate. May reach-out to the SRC Public Works Department and the SRC County Commissioner to assist with this portion of the project.

Signage Improvement:

- Add the website address to the entrance sign.

Estimated costs for Phase IV:

Estimates pending.

Project Timeline and Comments/Updates:

Phase:	Expected Completion Date:	Comments/Updates:
I	September 2015	Phase I is in progress and will be completed on-time, as expected, and within budget.
II	4 th Qtr (2015) or 1 st Qtr (2016)	Researching alternative solutions and estimates for existing plans is pending.
III	1 st or 2 nd Qtr (2016)	Estimates completed; however, completion of Phase II is a pre-requisite.
IV	2 nd or 3 rd Qtr (2016)	Research, collaboration with the SRC Public Works Dept, and estimates are pending.

Phase I Improvements:

Donnie Novinc, owner of Perfection Lawn Care, Inc., installed the following beginning in mid-August (2015):

- East and west sides of the Entryway – New mulch (black) within the beds and around the plants and trees.
- Corner bed – New mulch (black) and new plants between the palm trees.
- Entrance Island – New mulch (black), fountain grass plants between the palm trees, and new sprinkler heads to support the new plants.



Phase I completed in late-August 2015.