

Projects	Description	Status	Funding
<b>PROJECTS ACCOMPLISHED OR INITIATED IN 2016</b>			
<b>Garage Steel Infrastructure Repair</b>	Project began in 2015 and completed in 2016. Severe steel beam corrosion and deficient fire retardant coverage on the beams were mandated to be corrected by the City of Daytona Beach. Project experienced cost overruns of \$137,909. A Special Assessment was undertaken to raise \$700,000.	Completed in 2016	Partially covered in 2015 Special Assessment. Cost overruns were covered in the 2017 Special Assessment.
<b>Exterior Garage Wall Repairs</b>	Repairs were made to exterior garage wall cracks, areas of wall separation and corroded steel beams that were only accessible by opening the wall.	Completed in 2016	Partially covered in Reserves.
<b>Plaza Deck Remediation for Water Intrusion</b>	Water Intrusion from the Plaza Deck into B level forced our Office to be relocated to the Managers Unit. In addition, our building generators and electrical systems were at risk from water entering these areas from the Plaza Deck. Seals had failed where the Plaza Deck met the building and several deck drains were problematic and needed to be replaced.	Completed in 2016	Covered in Reserves
<b>Window &amp; Door Remediation for Water Intrusion</b>	B Level Window ledges were re-caulked and new pool door seals were installed. Both of these issues were allowing storm water to enter building which has been occurring for a long time.	Completed in 2016	Covered in Operating Expenses for Maintenance & Repair
<b>Managers Unit (106S)</b>	Kitchen was remodeled after it was gutted by a former Property Manager in mid 2015. Unit was painted and received new carpeting donated by a unit owner. Unit has been used as the Bayshore office since early 2016 and will become a source of revenue to Bayshore once the office is moved out.	Completed in 2016 with the exception of Blinds and Granite Countertop Finish Work	Covered in Reserves
<b>EPA Mitigation over Mangrove Cutting Violation</b>	In 2015, a former Property Manager/President led an effort to cut back protected mangrove trees along the river to improve views out to the river. Trimming down to six feet is allowed if mangroves aren't over ten feet. This cut was well below six feet and the violation was turned into EPA by a Bayshore resident and fines and a replanting project were threatened. Facilities Committee worked with the EPA to correct the violation and in the end, there was no financial impact to Bayshore.	Completed in 2016	No cost
<b>North Yard Cleanup along all Fencelines</b>	Overgrown vines and trees were cleared from all north fence and yard areas by volunteers.	Completed in 2016	No cost
<b>Cleanup of Front Stairway Bed and Pool Beds</b>	Beds were cleaned out, borders blocks laid down, flowers planted and mulch applied. Labor was through volunteers.	Completed in 2016	Covered in Operating Expenses for Landscaping
<b>Secured North Yard bordering the Park</b>	North Yard area bordering the public park was secured with a gate and screen covers for two deep fan well pits. This area has been unsecured and was a lawsuit waiting to happen.	Completed in 2016	Covered in Operating Expenses for Maintenance & Repair
<b>Mangrove Trimming</b>	Two trims of the Mangroves behind the pool were completed by volunteers under the direction of the EPA to allow views of the river from the pool deck	Completed in 2016	No cost
<b>Re-paint of B Level Hallway and Lobby's</b>	A painting project in B level that was undertaken by volunteers in 2015 needed to be redone. Wallpaper had been removed but the walls had not been prepared for paint. The paint was not of a suitable quality and numerous touch ups were undertaken. It was apparent to everyone that a new paint job was necessary. The walls were repainted by a professional painter with quality low scent paint.	Completed in 2016	Covered in Reserves

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<b>New Flooring in B Level</b>	New plank flooring had been ordered in 2015 but was never delivered. In 2016, the order was cancelled and a new contractor and flooring product were found.	Completed in 2016	Covered in Reserves
<b>Locker Inventory &amp; Categorization</b>	Lockers were inventoried and sizes were recorded. This information was used to create four size categories and four standard rates. Locker rates were not previously standard thus there were numerous rates with some renters getting better deals than others.	Completed in 2016	No cost
<b>Exterior Painting and Crack Repairs</b>	Exterior building wall repairs and painting. This work was three to four years past due allowing more moisture to enter the concrete causing more damage to repair thus a higher cost. Our contractor has reported finding a high number of cracks in the vertical walls.	Started in late 2016 with completion expected in 2Q 2017	\$230,000 covered in Reserves.
<b>Removal of Elastomeric Coating on Balcony Ceilings</b>	A non breathable elastomeric coating was installed on all balcony ceilings over ten years ago and needed to be removed to protect the balconies from moisture getting trapped in the concrete slabs. Leaving this coating on the balcony ceilings could eventually lead to total balcony replacement. Ceilings will have a stucco coat applied that will be breathable and look cleaner.	Started in late 2016 with completion expected in 2Q 2017	Not covered.
<b>Balcony Balustrade &amp; Railing Repairs</b>	Loose and cracked balustrades and railings need to be repaired before they are painted. Additional loose balustrades were discovered after the Hurricane.	To be started in 2017	Partially covered in Reserves.
<b>Balcony Floor Crack Repairs and Urethane Top Coat</b>	Cracks and failing urethane on the balcony decks will be repaired and a new urethane top coat applied. This work is at least four years overdue.	To be started in 2017	Partially covered in Reserves.
<b>Window Perimeter Sealant before Painting</b>	All building windows will be sealed where they attach to window openings. Water intrusion has been a problem around older windows causing further damage to the concrete walls.	To be started in 2017	TBD
<b><u>NEW PROJECTS FOR 2017 &amp; BEYOND</u></b>			
<b>Replace Fence around northwest yard</b>	This fence was being damage by large Brazilian Pepper Tree and was badly damaged when tree was cut down. This fence is required to protect our property and swimming pool.		
<b>Repair missing Plaza Deck Balustrades</b>	A section of Balustrades were destroyed in the Hurricane and need to be replaced.		
<b>Repair or replace Card room windows</b>	Windows in the card room were damaged during the Hurricane and need to be replaced or repaired.		
<b>Re-landscape disturbed plant beds</b>	The following areas need to be re-landscaped. The east front wall along the tennis courts, the front round beds where the two oak trees were removed, and the window beds in the Pool area.		
<b>Plaza Deck Restoration</b>	As was discussed with our engineer before the January Board Meeting, our plaza deck is leaking through numerous cracks and defective drains into the garage below. This is damaging the concrete deck and allowing moisture to come in contact with our steel structure that was recently repaired at a high cost. The longer we wait, the more damage will occur and the cost to repair goes higher. The urethane protecting the plaza deck is supposed to be top coated every 5 years. After 5 years the urethane top coat stops protecting the urethane base coat and the base coat starts to break down and can't be top coated again. Since we are three or four years past reapplying a top coat, the existing urethane system on the plaza deck has to be removed and reapplied at a much higher cost.		

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<b>Repair Sauna Room Floor</b>	The structural slab in the Sauna Room area has suffered extreme water damage over the years and needs to be repaired.		
<b>Office Rebuild</b>	At some point we need to rebuild our office to free up the Managers Unit so that it can be sold or rented. This will bring in some much needed revenue to Bayshore and help pay for the office rebuild.		
<b>Sprinkler System Renovation</b>	Our aging sprinkler system is not keeping our grounds properly watered and is leading to plant and lawn die off.		
<b>Floor Lobbies Refresh</b>	Interior decorating reserve dollars are available to begin freshening up some of our floor lobbies.		