

2018 Infrastructure Improvement

Projects : Aug. 24, 2018



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<u>Category</u>	<u>Status</u>	<u>Work Completed</u>
Fire Supression	<p>Total Life Safety has submitted a revised bid to take over total Maintenance of the fire control systems, both electrical and water. The Board has voted to change our maintenance contract to Total Life Safety at this time.</p> <p>Martin County Fire Marshall will inspect our new external sprinkler head system and existing internal sprinklers.</p>	<p>The JBC Board has approved the Total Life Safety bid for fire sprinkler heads and rings. The contract was signed on Tue. May 1. Parts had been received the week of May 14.</p> <p>Total Life Safety has completed installing sprinkler heads on all buildings by May 26 (The painting of buildings subsequently proceeded without being impeded).</p>

	<p>Residents who have been advised of internal sprinkler code infractions that need to be addressed will have their heads changed Aug. 27 / 28.</p>	<p>Total Life has finished addressing all outside sprinkler head leaks as of June 22.</p> <p>Metro Fire (the current maintenance provider) conducted their quarterly inspection of the entire system the week of June 11.</p>
<p>Painting Buildings</p>	<p>The painting on All buildings is complete.</p> <p>All roof repairs are complete.</p> <p>Final inspection with paint manufacturer should occur the week of Aug.27.</p> <p>Leak on Building 108 dormer remains to be fixed.</p>	<p>The Brush N Roll painters have completed work on:</p> <ul style="list-style-type: none"> the JBC clubhouse the mail gazebo the JBC signs the two metal sheds 104 fences <p>Building 100 painting is complete.</p> <p>Building 101 painting is complete.</p> <p>Building 102 painting is complete.</p> <p>Building 103 painting is complete.</p> <p>Building 104 painting is complete.</p>

		<p>Building 105 painting is complete.</p> <p>Buidling 106 painting is complete.</p> <p>Building 107 painting is complete.</p> <p>Building 108 painting is complete.</p> <p>Roof inspections of all buildings have been conducted as a result of the roof cleaning exercise and ALL broken tiles have been replaced on all buildings.</p> <p>We have bought 60 spare tiles to keep on property for future roof repairs.</p> <p>..</p>
<p>Clubhouse Renovation</p>	<p>Clubhouse renovation was started on July 30 by Franco Construction and the clubhouse is closed to the public until further notice.</p>	<p>Franco Construction received architect drawings for the clubhouse project week of May 7.</p> <p>JBC Board has accepted Franco construction's final proposal and has allocated</p>

	<p>Franco has started installation of bathroom walls.</p> <p>Pictures of the construction can be found on the owners page.</p>	<p>the funds to finance the project as of June 14.</p> <p>To Date, all wallpaper is off walls in main room and both restrooms have been gutted. The new bathroom plumbing installation is complete. New highhat lighting has been installed in the hallway.</p> <p>Rough plumbing inspection was done on Mon August 13.</p> <p>Electrical wiring completed on Tuesday, and was inspected on Fri. Aug 17</p> <p>Final sanding of main room walls complete.</p> <p>Trellis behind clubhouse will be stained by Nick..</p> <p>Bocce courts have been fixed.</p>
<p>Lanai Restoration</p>		<p>Special Forces work is complete.</p>

Air Conditioning Disconnect Box Replacement		Bldg 100 through 108 are complete as of June 11 The cost to each owner who needed replacement is \$150, where some have prepaid.
Mailbox Replacement	New keys for absent owners will be available at the main Post Office on Savannah Rd.	Mailbox replacement is complete.