Nov 21 Capital Improvement Fund Committee minutes

Present: Emma, Nancy, Ron, Suzanne, Brad, Dave

Absent: Todd

1. **Hacienda Front parking** spots:

Employees are now splitting ½ and ½ with Residents

Further repaving and line painting will only be done within the re-surfacing contract near the end of 2025.

1. **HACIENDA CLEANING**:

Although a quote for inside cleaning has not yet been received, Legacy expects this to start the first week of December until Dec 16-20th.

No mold found on stage surface.

Repairs still expected in January, with promise that both the Jan 25th and Jan 27th events can be held at Hacienda.

1. **Corral roof** inspection: whole roof does not have to be replaced but some thrusts will have to be. Conclusion of the report is that this will be a Capital Improvement Fund expenditure because these repairs were long overdue, this was not Hurricane related. Some old water stains were found, etc.

Repairs will be a two stage process:

-1st phase : in the short term:

repair of kitchen ceiling enabling us to reuse kitchen

-2nd phase when all remaining clubhouse projects are underway later in the year.

4-**Other Capital Improvement Projects**: scope and timeframe:

85% of drawings are complete. Once that is finished Scope can be determined

-hope to start the bidding process in the New Year.

-Courts & Sport: beginning in mid Jan since awarded bidder to be chosen by end of Nov; each Court will take about 2-3 weeks so overall about 6 wks.

1. **Lakeside Pool:**

-leak to be repaired within 2 weeks

-algae situation will only be resolved when the Pool project is completed.

-within the Scope of the project they will state that pool surface must be made like the one at Corral.

5- **Storage Container:**

HOA needs an area for storage during construction projects.

This is a residential community problem so HOA could rent a container, and Legacy would identify a location for its installation. Probably 2 weeks before construction is underway.

1. **Tree trimming around fence**: Legacy is handling this in order to prevent further damage if another storm hits.
2. **Duke energy lighting**: Duke is transitioning to Led lights so color is changing. These lights are brighter but nothing can be done about it.
3. **Dog park location**: discussion to find another location instead of 9th street and corral lake. HOA has suggested behind the Lakeside clubhouse beside Creek. This will be further analysed and discussed.
4. **Legacy lighting:** full park review underway and Belcher Gate & Corral entrance will be taken care of.
5. **Belcher Gate**: Legacy still waiting on insurance claim but is considering repairing after Thanksgiving , using the Capital Fund budget, to be returned once claim amount is received.
6. **Roadway cones:** in front of laundry.

Emma is planning an inspection of pools and road conditions and will advise us of the result.

1. **Damaged fences**: still waiting for quotes so repairs should start in Jan or Feb.