

## Lake Jeanette Association, Inc

### **Completed Items 2022-Summary**

- Storm cleans up from 01/2022
- The mainsail street sign repaired
- Tax Appraisal Completed
- Southern Shores' new dog stations
- New Benches purchased for Marina. Being stored until Spring
- New dock storage containers were placed.
- Turnstone island lighting replacement.
- Playground fence and slide repairs
- Marina deck boards
- Walking Bridges, Docks, Gazebos repaired from 1<sup>st</sup> quarterly inspections
- Marina Duke Energy lights straightened
- Boats serviced for Winter
- Bay tree side of the lake - walk with Rick and Rob Rogg to see about trash clean up. Rick will keep an eye on this.
- Southern Shores entrance pressure washed
- 2 New Rack Spaces built
- Drainage Project completed
- New Gravel Placed in the Parking lot
- Power stations on boat dock cleaned
- Pontoon Boat was deep cleaned.
- Playground swing chains upgraded
- Playground landscaping cleaned.
- Carpenter Bee issue throughout the marina. The Bee Man came out and sprayed.
- Valve leak in Men's Urinal repaired
- Fence was coming apart along Bass Chapel by the Marina that has now been repaired
- The Cape May Light that is connected to Eastern Shores Estates has been repaired
- Bay tree sign at Causeway Court- completed
- Walking Bridges, Docks, Gazebos repaired from quarterly inspections
- Valve repair at The Villages sign entrance- completed
- Valve installation at Cape May- completed
- Timbers are being replaced one by one: Except for the area where the building will go those will all be removed once the building starts.
- Northern Shores Pavilion Roof Shingle and Inspection-Still waiting for Kevin to find Shingle
- Northern Shores Pavilion Light
- Rack Space Inspections
- Playground mulch installed
- Top of the Northern Shores Monument completed
- Walking bridge inspections
- Replaced bad GFCI device with Water Resistant GFCI
- Installed irrigation zone at Cape May using a battery powered operating system
- Removed and disposed of rotting landscape timbers. Covered with mulch in areas where timbers removed
- New Grill purchased for the marina
- Installed multiple signs and security measures at the Spillway per LWG and lease agreement
- A few summers storm caused lots of landscaping clean ups
- A lightning strike caused damage to the marina's front gate system and to the lights on the gazebo. A claim was raised on the association's policy to cover repairs.
- Wasp issue up and down Eastern Shores – Signs were placed, and two sprays were completed.

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- Duke Energy has fixed all lights within the marina and Northern shores.
- A new commercial-grade umbrella was purchased including a 5-year warranty. Will obtain 2 more in 2023 during their sales. Currently, we are down to 3 umbrellas.
- Walking Bridges, Docks, and Gazebos repaired from the third quarterly inspections
- The gate by the playground has been tampered with. Gate has been readjusted and fixed. Have aimed cameras at the playground to now be able to capture this.
- Storm cleanup from Ian's storm
- Northern & Southern Shores tree removal from Ian storm
- Hurricane Ian caused damage to the ramp that connected the docks by boats. New hinges and boards needed to be added.
- The patrol boat motor went out and needed to be replaced.
- Pressure-washed certain sidewalks on trails.

### **Upcoming Repairs/Projects:**

- The Northern Shores entrance sign is scheduled to be painted in the second week of January. Paint master states this will take a week to complete.
- The Marina will start renting out Trolling Motors for the 2023 season. Electrical storage boxes will be installed in February.
- Repairs to walking bridges, docks, and gazebos were found on the last quarterly inspection of the year.
- Baytree end of the lake will begin the second cleaning of 2022 in December.
- New HOA office addition
- New Roof for Marina Office
- Exterior upgrades at Marina office- rotted board replacements, trim board replacements, painting
- Landscape upgrades at – Cape May entrance, circle in front of Eastern Shores Estates, area off Bass Chapel before the bridge.