

## Coakley Bay Association

The following *Capital Improvements Plan* illustrates most of the scheduled capital improvement projects that are anticipated by the Association that are required to maintain and increase the value and useful life of the buildings and common areas of Coakley Bay.

**The projects listed in the year by year plan may be accelerated or delayed, at the discretion of the Board of Directors, based on additional maintenance requirements and/or the current financial strength of the Association.**

This plan does not take into account unforeseen natural disasters such as hurricanes or earthquakes and their effects on the buildings and facilities of Coakley Bay.

All estimated pricing anticipates contracting to outside companies and has been adjusted for inflation. More accurate pricing will be assembled in the year before the projected project and incorporated in the next year's budget.

# 2014

Replacement of Windows                    \$23,500

- Replacement of windows for units H-8, H-9, H-7, H-4, H-1, J-1, J-9, C-1, R2 and R-3

Repair of cistern                    \$ 15,000

- Draining, cleaning, repairing and resealing of the Cistern in Building F. (DPNR requires all non public water supply entities to clean and reseal their cistern every 5 years)

Painting the **Roofs** of Buildings H and J    \$ 20,000

- Cleaning, repairing and sealing the roofs with 2 coats of elastomeric paint for

Painting of Buildings L, M, and N        \$65,000

- Painting of the buildings, steps, and underneath the 1<sup>st</sup> floor balconies

Installation of connecting line    \$15,000

- Installation of a connecting line and valves between the cisterns in buildings F and G

Purchase of building and unit signs    \$5,100

- Purchase 3 building signs
- Purchase of 18 unit signs
- Purchase of 6 group signs
- Purchase of 3 replacement signs

**\$143,600**

## 2015

Replacement of Windows \$ 15,000 (estimated)

- Completion of window replacement in Buildings L, M, and N of the bronze jalousie style windows

Painting the Roofs of buildings D, F, and G \$26,000 (estimated)

- Cleaning, repairing and painting the roofs with 2 coats of elastomeric

Repair of Cistern Building F \$ 5,000 (estimated)

- Draining, cleaning, repairing and sealing of the cistern in Building F.

Burial of Electrical Lines \$55,000 (estimated)

- Burial of the electrical lines on the west side of the property (WAPA to replace the cone type transformers at H Building and the between M and N Building

Cistern Modifications \$ 7,000 (estimated)

- Modification of the F and G building cisterns to allow access from the outside of the building

**\$ 108,000**

## 2016

Painting of buildings A, B, and C                      \$72,000 (estimated)

- Repainting of the buildings, roofs, steps and stairs

Replacement of windows                                      \$18,000 (estimated)

- Replacement of remaining windows in buildings D, E, F, and G

Painting the Roofs of buildings                      \$18,000 (estimated)

- E, L, M, and N
- Cleaning, repairing, and painting the roofs with 2 coats of elastomeric

Purchase of Building and Unit signs                      \$5,600 (estimated)

- Purchase of 3 Building Sign
- Purchase of 17 Unit Signs
- Purchase 2 Parking Signs

Replacement of Sliding Glass doors                      \$17,700 (estimated)

- Replacement of *up to* 6 sets of sliding glass doors

Fencing of the Treatment plant property                      \$8,000 (estimated)

Blower system for Treatment Plant                      \$11,000 (estimated)

Construction of Waste Water Tank                      \$42,000 (estimated) \*\*\*\*

- Construction of a third aeration tank, 20,000 gallons. This will allow us to treat rather than ship waste water during peak times

**\$ 192,300**

## 2017

Replacement of Balcony Handrails \$22,000 (estimated)

- Replace 5 sets of handrails

Replacement of windows \$24,000 (estimated)

Painting of Buildings H and J \$80,000 (estimated)

- Painting of the buildings steps, stairs, and underneath 1<sup>st</sup> floor balconies

Replacement of Sliding Glass Doors \$18,000 (estimated)

- Replacement of up to 6 sets of sliding glass doors

Purchase of Building and Unit Signs \$5,700 (estimated)

- Purchase of 2 Building Signs
- Purchase of 21 Unit Signs
- Purchase of 2 general signs

Painting of the roofs of buildings A, B, and C \$16,000 (estimated)

- Cleaning, repairing, and painting with 2 coats of elastomeric paint

**\$ 165,700**

## 2018

Painting Buildings F and D \$80,000 (estimated)

- Painting of the buildings, steps, stairs and underside of 1<sup>st</sup> floor balconies

Replacement of pool furniture \$7,500 (estimated)

- Based on a 5 year cycle, the decision made at the 2012 Annual Meeting

Replacement of Sliding glass doors \$19,000 (estimate)

- Replacement of up to 6 sets sliding glass doors

Re-drilling and re-coring of R.O. well \$9,000 (estimate)

- Well # 1
- Cleaning of basis cores and enlarging wells to 6 inches in Diameter, max depth 100ft

Purchase of building and unit signs \$ 5,700 (estimate)

- Purchase of 2 building signs
- Purchase of 23 unit signs

Replacement of Balcony Hand Rails \$22,000 (estimate)

- Replacement of 5 sets of handrails

**\$ 143,200**

## 2019

### Painting the **Roofs** for buildings H and J

- Cleaning, repairing and painting the roofs with 2 coats of elastomeric paint

### Painting of Buildings G and E

- Painting of the buildings, steps, stairs and the underside of the 1<sup>st</sup> floor balconies

### Replacement of Sliding Glass Doors

- Replacement of up to 6 sets of sliding glass doors

### Cleaning of G building Cistern

- Draining , cleaning, repairing, and sealing of the cistern. (required every 5 years by DPNR)

### Replacement of Balcony Hand Rails

- Replacement of 10 sets of balcony handrails

## 2020

### Painting the **Roofs** of buildings

- D, F, and G,

### Cleaning of F building Cistern

- Draining, cleaning, repairing, and sealing of the cistern. (required every 5 years by DPNR)

### Replacement of Balcony Hand Rails

- Replacement of 10 sets of Handrails

### Replacement of Sliding Glass Doors

- Replacement of up to 6 sets of sliding glass doors

## **2021**

Painting the **Roofs** of buildings

- E, L, M, and N

## **2022**

Painting the roof of A, B, and C

Painting of L, M, and N Buildings

Replacement of Balcony Handrails

Replacement of Sliding Glass Doors