

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

11-06-2020

Here are the more important stories we had this past and upcoming weeks:

Construction Work at Gatehouse – We once again are happy to announce that the gatehouse project is going according to schedule. D.R. Coffman Construction informed us that its subcontractor was on-site today, a little bit ahead of schedule, pressure washing the exterior of the gatehouse structure. D.R. Coffman Construction also informed us that coming Monday the painting subcontractor will start the sealing and painting of the building. As with the windows replacement job, residents should expect potential interruptions in service. That is, the gatehouse may need to use the residents' only lane for admitting guests and vendors, which means their availability to answer phone calls be limited. With this in mind, we encourage all residents to use the back residents' gate, located at Lockwood Ridge Rd, next week. We will continue and update you on the progress made, but in the meantime thank you in advance for your patience on this matter.

Waterfall – Some probably noticed that the waterfall is not working at the moment. Here is why. Back in August, we reported that ProPump & Controls, the company that maintains both the irrigation and waterfall pumps, was working on submitting a proposal to replace a seal on one of the two waterfall pumps because it was leaking. Well, the proposal was submitted mid-September and was approved thereafter. It took ProPump another month to get the part, i.e. the seal, and set a time to come on-site to attempt and replace it. This maintenance visit took place last Friday. Once they took the pump apart to do the job, the two ProPump technicians discovered that the 18-year-old 20hp pump/motor showed signs of wear and tear, as can be seen in the picture below. At this point, the technicians advised that replacing the seal will not do much good considering the condition of the pump/motor. Therefore, and to avoid further damage to the system, the waterfall was turned off.



Since last week, ProPump has attempted to get prices for replacement parts. Unfortunately, they reported that they can't get the parts because the pump had been discontinued. For this reason, they submitted a proposal to install a completely new pump/motor. As one can imagine, replacing a 20hp pump/motor is not going to be a simple task. First, ProPump will need to remove the existing pump/motor using a crane. Then they will need to bring the new pump/motor, again with a crane, to install it. Because of the price and work involved with this task, the Roads & Grounds Committee will meet on Tuesday of next week at 10 am to discuss the matter. The committee will consider all aspects of the waterfall maintenance and may consider potentially converting it into a different feature. The committee should present its recommendation by the next Board of Directors' meeting, which is scheduled for Friday of next week. Until such time, please note that the waterfall will be off.

Clubhouse Gutters – Back in July, the Board of Directors accepted a recommendation by the Buildings Committee to replace the gutter and downspouts along the east side of the clubhouse. The recommendation came about because the Building Committee found out that during the renovation project, the contractor at the time eliminated one of the downspouts located near the back entry door. As a result, the three remaining downspouts could not discharge the amount of water fast enough causing a couple of areas to flood each time it rained. Addressing the matter, the committee obtained the opinion of two leading professionals in the area, Absolute Aluminum and Bishop's Aluminum. After much consideration, the committee recommended to the Board to accept Bishop's Aluminum suggestion which included removing the 6" gutter and the three downspouts along the east side of the clubhouse and installing a 7 seamless gutter with 50 ft of 4 by 5 downspouts.

Following the approval of the work, Bishop's Aluminum scheduled the work for the end of August. Unfortunately, Hurricane Laura came to visit followed by more rainy weeks which pushed this project a little bit further to the end of September. When they finally started the project, Bishop's Aluminum discovered, after the gutter was removed, that some sections of the fascia were rotten. Unable to install the gutter on a rotted fascia, Bishop's Aluminum asked that the Association repair the matter first. Of course, we immediately contacted Mr. Mike Hartigan, a local licensed and insured roofer. It took longer than we hoped for, but we are happy to say that Mr. Hartigan will be on-site this weekend to address replace all damaged fascia. Once concluded, Bishop's Aluminum will be back on-site to finish the job.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager 4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: propertymanager@lakeridgefalls.org

Tel: 941-360-1046