



Oak Tree HOA Pool Project Committee Summary

Contributors:

Jay Caldwell
Robbie Suggs
Carolyn Johnson
Tom Koster
Scott Pease
Paul Cook

On behalf of the collective efforts of all involved, the following summary is hereby submitted to the Oak Tree HOA Board for consideration as a recommended course of action for maintaining existing infrastructure as well as directly contributing to the value of all homes in the community through additional amenities.

While it may be reasonable to collect additional quotes for any item or project listed herein, it is the belief of this Project Committee that all recommended courses of action are of fair market value and the end result will present direct and indirect value to the community. No committee member has any personal affiliation, allegiance or preconceived preference toward any vendor recommended beyond consideration of best value as discovered through the committee's efforts.

Morrison Cove Pool

The committee unanimously agrees that the highest priority should be refurbishing the Morrison Cove pool. Routine maintenance is overdue. Within the recommended allotment is funding for updating the deck to a more usable state. Material and structure details were included in the quote.

Wyndham Shores Pool

The second highest priority is the Wyndham Shores Pool. Refurbishment is essential to prevent further expense, and is, again, primarily over-due maintenance.

Additional funding is recommended for Wyndham Shores enhancement, and would come in the form of a kiddie splash area. As neither pool is currently toddler-friendly, this topic was considered by the board as not only an improvement, but a much needed community enhancement. There are two feasible options, each for a different sized area. The first being 20 x 25, the second 20 x 20; both would utilize identical play fixtures. Either pool would progress from a "zero entry" to 18" deep. Included in the project is new fencing and one additional gate. The kiddie splash area would utilize the existing pumps and filtering system.

Wyndham Shores Playground

Additional funding is recommended for Wyndham Shores enhancement, and would come in the form of a playground area. A proposed 40' x 40' area would be dedicated directly behind the Wyndham Shores pool area. This improvement would require some excavation and tree removal.

Other Enhancements

Electronic Access

Key Fob control for access to both pools and the boat launch is considered to be essential, as it will provide some degree of leverage over homeowners who are egregiously behind in their dues, as well as serving to maintain long-term control of access as families migrate in and out of our community. The contract for this upgrade would include ongoing activation and deactivation of specific users. Another notable benefit to this service is denial of after-hours and off-season admittance.

Barbeque's

Not specifically listed, but highly recommend are outdoor briquette-style barbeque features at both pools. This was categorized as a low-cost, high-priority when refurbishing either pool. Exact placement is yet to be determined.

Summary

Based on the committee's understanding of the HOA's financial disposition, we recommend that all items listed in this summary be given immediate consideration within the confines of fiscal responsibility, and be completed as soon as is reasonable.

This project committee parted with the final thoughts that budgeting for future maintenance is a must. This maintenance should not only have monies allotted to a specific fund, but the maintenance must be scheduled with predetermined due dates to prevent unintentional omission of service.

Best regards,

Oak Tree HOA Pool Project Committee