

MILESTONES

by Calendar Year

2015 (last five months only)

■ Lodge re-roofed	\$	15,305	
■ Lodge exterior re-painted	\$	5,550	
■ Lodge gutters (91 feet) added	\$	850	
■ Daikin mini-split added, second floor	\$	2,959	
■ Universal added to fitness center	\$	7,088	
■ Elliptical added to fitness center	\$	4,199	
■ Site-wide electrical audit completed, Pinnacle Engineering Group, PA	\$	0	
■ Comprehensive review, overhaul of insurance coverages completed			
■ CDD website, mandated by state, developed and published, 10-1-15			
■ Compilation of basic, daily "how to" manual commenced			
■ Library of PZCDD resolutions, dating back to 1997, created			
■ Capital improvement/repair and maintenance log, dating back to 2002-2005, depending upon amenity, established			
■ Log detailing destruction of CDD property, required by law, established			
Total 2015	\$		35,951

2016

■ Security upgrades completed	\$	12,967	
■ 5 ton Heil HVAC added to ground floor	\$	5,600	
■ Replacement blinds and new cornices added to lodge	\$	2,041	
■ Rear steps behind lodge, to facilitate access to pavilion restrooms from the playground, replaced	\$	1,996	

■ Garage sprinkler system renovated	\$	1,890	
■ 3 new tables added to playground	\$	1,544	
■ New category equipment added to gym/Helix lateral	\$	3,400	
■ Chlorinator replaced at pool	\$	875	
■ Purchased seven 42 inch tables for pool	\$	1,043	
■ Purchased 11 umbrellas for pool	\$	979	
■ Purchased 9 umbrella bases for pool	\$	298	
■ Replaced lift chair control box	\$	297	
■ Replaced lift chair mast cover	\$	296	
■ Purchased two life rings for pool	\$	164	
■ Purchased one rescue hook for pool	\$	22	
■ Purchased one aluminum pole for pool	\$	40	
■ Purchased two pole lines for pool	\$	114	
■ Replaced lift chair actuator	\$	676	
■ Purchased two rescue tubes for pool	\$	90	
■ Purchased new canopy for pool deck	\$	209	
■ Rules of the Amenities amended, first amendment since 2006			
■ First comprehensive budget, developed by local staff, completed			
■ Library of agenda books, dating back to June 1997, created			
■ Library of audit reports, dating back to FY 1998, created			
■ Local development of insurance claims commenced			
■ <i>FOBS De-activated Registry</i> developed to facilitate contact with former residents who continue to attempt to gain access to the amenities			
■ <i>Certificates of Insurance Registry</i> developed to ensure district is always timely and appropriately insured			
■ Archiving of 19 years (from 1997) of local management and legal files completed			
Total 2016	\$	34,541	

2017

■ Pavilion ceiling fans replaced	\$	1,683	
■ Commercial cover added to protect pool pumps and sand filters	\$	2,122	
■ New categories equipment added to gym/St. John rower and recumbent bike	\$	4,865	
■ Purchased elliptical for fitness center	\$	4,199	
■ Purchased floating vacuum hose	\$	58	
■ Replaced flow meter at pool	\$	175	
■ Purchased two lift chair batteries	\$	398	
■ Purchased 12 small tables for pool deck	\$	240	
■ Purchased 6 chaise lounge for pool deck	\$	570	
■ Purchased 24 low back chairs for pool deck	\$	960	
■ First ever site-wide inventories completed			
■ Rules of the Amenities amended			
■ County (finally) convinced to revise its records to show CDD address as 950 Piney-Z Plantation Road rather than 864 Piney Village Loop, from which there is <i>no</i> ingress to the property			
■ <i>Renters' Registry</i> developed to ensure FOBS are tracked and timely de-activated as renters move in and out			
■ Index of procedural resolutions, dating back to 1997, developed			
■ Index of legal opinions, generally dating back to 2015, commenced			
■ Index of non-routine board votes, dating back to 2017, developed			
Total 2017	\$		15,270

2018

■ Pool renovated (shell, lights, tile)	\$	76,893	
■ Dedicated 911 line added at pool	\$	1,575	
■ 5 new tables added to pavilion picnic area (between lodge and pool)	\$	2,956	

■ Gazebo ramps and railings replaced	\$	2,007
■ Purchased "rock" to cover electrical box on pool deck	\$	63
■ First formal disposition of local public records, legal and management, back to 1997		
■ 27 foot sliver of land, in middle of pavilion picnic area, deeded to the CDD via Office of the Leon County Property Appraiser		
Total 2018	\$	83,494

2019

■ All lots asphalted (pool, lodge and pavilion/fitness center)	\$	44,695
■ Pavilion gutters/downspouts replaced	\$	7,726
■ New flow meter at pool	\$	105
■ New lift chair cover	\$	331
■ Pool pump repair	\$	1,875
■ New pool deck canopy	\$	205
■ Rules of the Amenities amended		
■ Rules of Procedure amended, first amendment since 2000		
Total 2019	\$	54,937

2020

■ Pavilion bar and restrooms renovated (\$63,709 contractual; \$256 balance is smalls)	\$	64,005
■ Camera surveillance system expanded	\$	4,675
■ Playground and pathway timbers replaced	\$	5,696
■ All asphalt lots re-sealed (pool, lodge and pavilion/fitness center)	\$	3,600
■ UV scrubbers added to all HVAC units in lodge	\$	2,890

■ Pool deck and front walkway to lodge leveled	\$	2,050	
■ Purchased 18 chaise lounge for pool	\$	972	
■ Replaced two life rings at pool	\$	180	
■ Replaced two throw lines at pool	\$	120	
■ Re-plumbed bulkhead plumbing on filters	\$	600	
■ Replaced O rings on sand filter domes	\$	88	
■ Replaced shaft seals on two pumps	\$	275	
■ Purchased two sand filter domes	\$	500	
■ Replaced two air relief valves	\$	250	
■ Fitness center painted (estimate, cost of materials only)	\$	425	
■ Hand railing along walkway to lodge Installed (Kelly Brothers)	\$	9,675	
■ Live oak tree adjacent to 866 Piney Village Loop "adopted". Survey (\$300) and trimming (\$3,000) costs.	\$	3,300	
■ Boundary and improvements survey of entire CDD-owned property (4.74 acres) completed and sealed	\$	2,000	
■ Personnel policies and procedures, developed in 2015, approved			
Total 2020			\$ 101,301

2021

■ 4 swing set seats and chains replaced	\$	493	
■ Mold remediated, major skim coating of walls, drywall repair, Dektite repair on bathroom plumbing stack and remediation of three, previously operative windows on the exterior, completed	\$	28,541	
■ Lodge, including paint, wallpaper, new tile at the foyer and threshold to bathroom hall, re-decorated. Wood floor sanded and re-sealed (satin). Chandelier, six leather chairs,	\$	23,114	

trash cans, chair mats, eagle painting, fireplace screen and wood tray tables for bathrooms purchased. (*excludes* cost of emptying building, POD storage, deep cleaning and minor materials)

■ Exterior window, rear wall lodge, patched to stop leaking; drywall painted	\$	1,289	
■ Kids' room in fitness center re-done -- replaced all toys, added a bench/toy storage unit, decorated walls with colorful and educational decals and added a shelf to display a few small toys	\$	560	
■ Purchase of 36 chairs for pool deck	\$	2,459	
■ Purchase of deck box at pool	\$	250	
■ Purchase of deck shed at pool	\$	534	
■ Purchase of new dolphin for pool	\$	4,409	
■ Purchase of 8 umbrella bases for pool	\$	320	
■ Replaced water heater serving main floor restrooms.	\$	1,446	
■ Two additional sand filter domes replaced	\$	270	
■ New seat belt added to lift chair	\$	78	
■ Overhauled the website; replaced old/ added several new photographs, and edited major sections of the narrative			
■ Standard contract and contract addendum, including E-Verify language, created			
■ Second formal disposition of local public records completed			
Total 2021			\$ 63,763
2022			
■ Replacement of two pool re-circulating pumps, and one vacuum pump	\$	8,000	
■ Re-sanding of four sand filters at pool	\$	3,200	

■ Purchase of two new treadmills and one upright bicycle	\$	11,400	
■ Purchase of two new, 42 inch round resin tables for pool deck	\$	360	
■ Replacement of third pool re-circulating pump	\$	3,000	
■ Replacement of pool deep end ladder steps	\$	562	
■ Replacement of pool chemicals shed, including structure, landscaping, chlorine sign and mats	\$	27,985	
■ Rear pool gate overhauled	\$	2,400	
■ Flow meter replaced at pool	\$	145	
■ Lift chair mast cover replaced	\$	150	
■ Purchase of 9 chaise lounges for pool	\$	486	
■ Purchase of six foot table for lodge	\$	60	
■ Addition of two cameras in lodge	\$	550	
■ Final resolution of multiple addresses and parcel combination via <i>Unity of Title</i>			
■ Final resolution of total CDD acreage shown on property appraiser website (4.74)			
Total 2022	\$		58,298

2023

■ Leveling of concrete, pavilion and sidewalks	\$	4,500
■ Installation of 3 new condenser pads	\$	4,850
■ Remediation of wood rot behind condensers	\$	2,276
■ Gravel added by condenser pads	\$	63
■ More gravel, and sod, added by condenser pads	\$	510
■ Heliac support added under lodge porch	\$	3,145
■ Sanding and painting of pavilion girders, braces, etc. Also painted restroom and store-room doors	\$	15,285
■ Caulking and painting of lodge windows; removal of several pieces of ornamental iron, painting and re-location of some	\$	4,325

ornamental iron

■ Removal of arbor and kiddie pool cover; concrete work on pool deck; electrical work	\$	14,196	
■ Installation of posts and chain at pool lot	\$	421	
■ Wildlife removed from attic; all entries Sealed	\$	3,489	
■ Lattice replaced where condenser and wood rot work done	\$	50	
■ Pool power washed, gutters repaired, lights sealed, leak remediated	\$	25,707	
■ Purchase of new AED+ for pool	\$	1,449	
■ Purchase of nine, 42 inch tables for pool	\$	1,459	
■ Purchase of 14 side tables for pool	\$	381	
■ Purchase of 12 chaise lounges for pool	\$	2,219	
■ Purchase of 9 umbrellas for pool	\$	903	
■ Purchase of 1 umbrella base for pool	\$	35	
■ Purchase of 4 chairs for pool	\$	225	
■ Purchase of lift chair battery box cover	\$	40	
■ Purchase of new chlorinator, with fittings	\$	425	
■ Purchase of smoke alarm for kitchen	\$	20	
■ Replacement of UPS for access control system	\$	195	
■ Replacement of security alarm cellular Communicator	\$	265	
■ Purchase of insignia TV/monitor	\$	275	
■ Purchase of HDMI transceiver	\$	200	
■ Replaced DVD player in side hall	\$	39	
■ Purchase of 84 folding chairs for main hall	\$	4,150	
■ Purchase of new True elliptical	\$	4,665	
■ Repair of two soft spots in floor	\$	720	
■ Replaced blower motor in Heil unit which serves restrooms, office and side hall	\$	1,373	
■ Detection of pool leak, repair thereof, clean up of grout at water line, addition of silicone and replacement of two tiles	\$	6,685	
Total 2023	\$	104,540	

2024

■ Original playground survey	\$	543
■ Repair of lodge wood floor	\$	720
■ Benson’s Heating and Air HVAC Repair	\$	1,223
■ Rainbow outdoor pressure washing property wide	\$	2,395
■ Tallahassee Floor Finishing Install-Repair T-MOLD	\$	360
■ Tadlock Roofing tornado roof repair (insurance pending)	\$	2,688
■ Premier Pools repair-install new drive pool pump	\$	1,400
■ Fitness Pro new battery	\$	227
■ Metal Building Services Gutter-roof cleaning	\$	450
■ Tri-State Demolition Demolition, original playground	\$	8,500
■ Miller Tree Service Clean up broken pine-oak	\$	2,000
Total 2024	\$	20,506
GRAND TOTAL @ 05/31/24	\$	572,601**

****It is instructive to note that, as of this writing, an additional \$62,395.26, none of which came through the General Fund, has been “invested” in the property as a result of paid insurance claims subsequent to Hurricane Hermine, in September 2016, and to a major lightning strike, in July 2022.**