

Oct 2018

PRCA CAPITAL PROJECTS:

Pump House and Both Pool Bathroom Door replacement...rusted beyond repair.

Considered "Commercial", so codes are higher and more costly. 2015 estimate \$8000.

Pool House...northwest corner soffit has enormous hole that has been ignored for many years.

No contractor to date will estimate the cost of repair. Will be a "time & materials" ...\$2500+??

Fitness Room (and pool bathrooms) Air Conditioning...

replace current inefficient "thru the wall" unit with a new type Mitsubishi "split" system that is efficient, provides better Fitness Room temps and will also allow the pool bathrooms to be humidity controlled, so no more mold (and soggy toilet paper). 2015 estimate \$10,000.

Pool House/Pump House (hard coat) Stucco...

repair of existing cracks and other holes that allow water intrusion and further degradation of the existing stucco, then "paint" both buildings. 2015 estimate \$20,000.

Pool, built in 1984...replaster done 2002 (\$29,000) and 2007 (\$21,000) Cost and Benefit of replaster (2015 estimate \$37,000) does not make sense now due to age and condition of pool. A complete "new" pool will have to be engineered. Guess \$100K - \$150k

Pool Deck... when pool is replaced, new deck overlay will be needed. 2015 estimate for brickpaver overlay \$45,000.

Pool chairs... current chairs purchased in 2007 for \$36,000. I think we can replace for less.

Front Gate ELECTRONICS... cost \$39,000 in 2001. Working fine now due to diligent maintenance, but both motors are below grade and rusted. Should be a planned upgrade and replacement.

Pedestrian Gate at entrance

Port Royal Way road resurface

Under Port Royal Way Water Main and Sewer line replacement

JUNE 5, 2017

PORT ROYAL COMMUNITY ASSOCIATION INC

Repairs that still need to be done, But PRCA doesn't have the funds... Special assessments will be needed

1. Pump house doors...totally rusted beyond repair...again, ignored for years. Falling rust contributes to pool staining when the chunks of rust blow into the pool. The degradation was caused, in part, by the old filter system with an open chlorine delivery. That was completely changed with the new filter system.
2. Pool Bathroom doors...also rusted and allowing rain to run under the doors, which contributes to the potential for mold and mildew.
3. Pool House...northwest corner soffit has enormous hole, which has been ignored so long that no contractor will even guess at what might be needed to repair.
4. Pool House...once soffit is torn out and fixed, the entire building needs stucco repair of existing cracks and other holes which allow for water intrusion and further degradation of the (hard coat) stucco.
5. Pool Interior Resurface (replaster)...last done in 2007. This is a normal maintenance project, with a typical lifespan of 7 to 10 years. This is why our pool bottom looks mottled. Should be done next winter.
6. Pool Deck...the existing pool deck is beyond repair and can be redone in pavers, which will bring the entire pool area back to life and beauty. No need to tear anything out...the pavers go over the existing deck, and can be easily removed and replaced for repairs. This will last and look good for 20+ years.
7. When the pool deck is replaced, a more permanent "umbrella structure" could be permanently installed poolside, to provide some much needed shade.
8. Pool furniture replaced.
9. Fitness Room and bathrooms: the "thru the wall" air conditioner unit in the Fitness Room is very inefficient and expensive to run. It is close to the floor, which is never an optimal placement for cooling, and particularly in an exercise environment. At some previous time (before Ivan??) there were central units for both bathrooms and the Fitness Room. This is evident by the 2 circuits marked "heat pumps" in the electrical panel, and the tax records indicate that the bathrooms and Fitness Room are "conditioned" spaces. A new hi-efficiency system can be installed which will effectively and efficiently heat/cool the Fitness Room, and the bathrooms can at least be humidity controlled, making toilet paper much more usable!

The Gate Electronics are way beyond their projected lifespan, and the motors are seriously rusted because they are installed below ground level. When we think about this project, we should have new, fancier gates designed, and also install a Pedestrian gate.

POOL & POOL AREA RENOVATION/FACELIFT

PROGRESS REPORT for MAY 2015

At the BOD Meeting of May 1, the pool area was raised as an area that was in need of renovation, with the goal being a Capital Improvement Project that would reestablish the appearance and function of the pool area as the high-end amenity it once was in the Port Royal Community. The Board discussed that in addition to the Entrance and Landscaping, the pool area is an important visual impression of our unique, upscale waterfront community in Downtown Pensacola. It was stated that our current overall "curb appeal" was lacking, and that property values are negatively affected. We discussed that we (the Community BOD) were not interested in the "cheap patch" philosophy. The Community BOD of 2015 will pursue renovations that will be long term capital improvements, and a wise use of residents' fees.

I began contacting Commercial Pool Companies, from Pensacola to Panama City. Most of my calls went unreturned, even when I followed up my initial contact. A Pensacola Company that I have used in the past did finally call back, said they were very interested in the project, and then it went no further. Lou Ray, a Phase I homeowner requested that I contact Aqua Pools, which also did not return my call.

While I was making these calls, I was also researching the QuickBook files, which go back to 1999. I discovered that in 2002 we paid Pensacola Pools (a locally owned, reputable pool business) \$29,000. In 2007 we paid Pensacola Pools \$21,000. There was no detail as to what those payments were for. With this in mind, I contacted Pensacola Pools, and was pleasantly surprised by the immediate response. I met with David Hess on May 21 at our pool, and it was a very informative meeting. David has been with the company for many years, and historically knew everything about our pool. He told me that in 2002 the pool had been replastered, and the cobalt blue tiles were installed. He said that in 2007 we had a leak under the pool, so the repair necessitated digging the pool bottom, then another complete replastering, although the cobalt tiles were undamaged through that repair. Normally, a pool such as ours would not need to be replastered in only five years, and with regular, careful and proper maintenance and chemical balance, a pool surface should be good for 10+ years. He expressed surprise and dismay at the condition of our pool interior surface, particularly since it has been only 8 years since the last replaster. In addition to the staining and visible surface pitting, the pool had debris all over the bottom, and the cobalt tiles, which I thought were unsightly, were merely suffering from a greasy residue that was indicative of very poor pool maintenance. I have since cleaned some of these tiles, and they return to their original gloss and color with a little elbow grease. I took care of the pool at my former home, and am quite knowledgeable about pool mechanical and chemical maintenance.

I went on to learn that our potential pool renovation project has 3 different areas, each addressed by different experts. THOSE AREAS ARE:

- The mechanical/chemical filtration systems that treat the actual water in the pool
- The pool itself, which is a plaster material with blue granite dust mixed in that gives the water the blue color/sparkle. There are also blue cobalt tiles at the water line.
- The pool deck...the area outside the actual pool, which may include the "curb" poolside. This curb could also be a bullnosed coping material, usually a paver type material.

I have met with experts regarding all three areas, and my report for each is attached.

Port Royal Community Association, Inc.

POOL PROJECTS

Pool Re-Plastering

I met with David Hess (Pensacola Pools) for a pool inspection at Port Royal. I asked him what was needed to make our pool pretty again. After some discussion, he recommended replastering the pool. This re-plastering project would include placement of bullnose gutter tile to replace the white plastic corner strip at the inside gutter of the pool and replacement of the two stainless steel ladders because of a change in code (apparently both required by the Health Department). This project would take a minimum of 10 working days to complete, weather permitting, and the pool would be completely closed during this project...suggested time for this project is the Fall, when the pool is not in high use. David also suggested that this can be done at any stage, and that addressing the pool deck before the pool interior is both doable and will provide more visual bang for our buck. The pool interior is an esthetic, elective project, not critically needed at this time. I agree that this would be nice, and is desirable for the longer term, but that it be deferred, and must be deferred anyway until at least the Fall. If we want this project done in Fall 2015, we need to make the commitment soon, to be placed on the Fall schedule, which fills up very quickly with these types of projects. I have received a proposal for this project and will provide the details for discussion at our June 1 meeting.

Pool Chlorination and Mechanical Equipment

David referred me to Jim Stone with Pensacola Pools to address our Pool Mechanicals. I met with Jim at the pool on May 25, and again, a very informative meeting. This meeting addressed those mechanical systems contained within the "Pump House". The equipment within the Pump House is very old (probably original?), and the actual filters are obsolete. Pumps have been replaced, but one of the two existing pumps is leaking now, both are showing major corrosion and both are beyond their useful life. The 3 "silver bullet" filters are way beyond their useful life, and are contributing to the degradation of the pool interior. Our current "chlorine system" adds chlorine directly into an open sump...an outdated and dangerous, corrosive system that releases a significant amount of chlorine vapor inside the pump house. This may be the underlying issue with the Department of Health citation for improper ventilation in the pump house. This not only wastes chlorine (the Pensacola Pools representative thought that 20% was lost) but it exposes the metal equipment (pumps, etc.) and doors (rusted out...replacement needed) in the pump house to chlorine corrosion. The proposed new chlorination system would be changed to an inline/offline closed system that places the chlorine directly into pool water, with no vaporization in the pump house. I have received a proposal to repair and upgrade all of the existing pump house equipment and plumbing...a long overdue complete upgrade and replacement of our mechanical system. This upgrade will show a significant improvement in the quality, clarity and "sparkle" of our pool water, notwithstanding the preexisting stains and damage on the pool surface. Less chemicals will be needed, less maintenance time is needed with the new filters (a savings in maintenance costs), and it is thought that there will probably be noticeable savings in electric bills and water usage. Additionally, the two non-working lights within the pool (for which we were apparently cited by the Department of Health) would be replaced at this installation, with no draining of pool water needed. This entire project is expected to be completed within one day, does not affect the use of the pool and can be done immediately. Mr. Stone has already consulted with Tom Hunt with the Department of Health and has been assured that no engineering work/drawings or permit will be required.

I believe this is a long overdue capital improvement project that should be promptly undertaken. I will discuss the proposal details and cost at our meeting.

POOL PROJECTS continued

Pool Deck

To date, I have had site meetings with two pool redecking companies, and I intend to meet with two others in the near future. I am not seeking clean up and patch of the existing pool deck, I am requesting a total redo/new look for our pool area. This is a costly Capital Expenditure, but it is the Capital Improvement that will have the most visual impact on the entire pool area. There are 2 materials/techniques to choose from...solid, textured surface or pavers. I will present some of our options at our meeting, along with probable costs. I do not have any firm proposals yet from the vendors I have met with.

What I know for sure from these vendors is that the redecking of our pool area will take 3 weeks to complete, no matter what the technique. Obviously this is not desirable for the summer months, so again, this is an installation would be deferred until the Fall and it is preferable to do this prior to the pool interior resurfacing.

Ongoing Cleaning and Maintenance of the POOL & POOL AREA:

Our pool, pool area, and pool furniture is dirty and poorly or not at all maintained. The pool is poorly cleaned and maintained, and the surface is the proof of that. The deck drains are clogged, weeds are growing in the deck, the landscaping is overgrown, unkempt, and landscape debris blows around. There is no trash can, and I have picked up trash in the bushes every time I have been down there. The lounge chairs are filthy, and the planters are dead or ugly.

Bathrooms: Although clean, are a complete embarrassment.

I have many concerns that we will discuss at our meeting.

****I made a trip out to the Portofino pools on Pensacola Beach, and it was an eye-opener to see a beautiful pool and pool area, showing by comparison just how dilapidated and uncared for the Port Royal pool/pool area is. And ditto for our Entrance and Landscaping. I suggest that each of you take the time to go look at any Condos that you consider comparable Port Royal to see what their outdoor amenities look like.**