Short Term - 6 Months to 1 Year
Status as of 10/27/2026 Updates
(Note: All projects listed are equal in priority)

Number	Project Name	Comments	Budget
1	Summit Quote dated 9/8/26. Number of catch basins and culverts for PH2 road for the 2026-27 Project Budget Year: **Phase 4 Final Locations 1, 3, 6, 10 and 16-19**	9/16/26: Final Remaining locations 1, 3, 6, 10 and 16-19 $215,920.00	216K
2	Road Resurfacing: Front and Back Gates, Tuscola and PH 1 Entrance and Parking Lot Road Re-surfacing & Line re-striping	**FUNDED BY RESERVE ACCOUNT** 9/22/26: Received a quote for 3 options - (1) Front and Back Gates $51,850, (2) Holiday Pkwy $29,150 (3) Tuscola nd Gates $142,225 **TOTAL SEPARATE PROJECTS: $223,225** (4) Gates, Tuscola, Ph 1 entrance and parking lots **$168,625 TOTAL IF ONE PROJECT (DISCOUNT SAVINGS OF $54,600)**; waiting on a 2nd quote.	
3	PH1 and PH2 Pool Lights	PH1 and PH2 Pool Lights	
4	Add sidewalks to pickleball area	9/14/26: Estimated requested from Concrete Cowboys and DeClercq Constrution	
5	PH1 New Pool Pit and Pool Crack at Stairs	10/19/26 Indigo Pool estimate 9/16/26: Requested site visits from pool contractors; awaiting Indigo Pools scope of work and estimate.	$67K
2	PH2 Two New Pool Heaters (replace old ones)	10/21/26: Pool heater quit working properly. Board approved to purchase 2 new pool heaters at 10/21/26 Special Meeting. Scheduled for install on 10/27/26 by Alex Pools 9/16/26: Requested estimates from vendors	23K
In Progress	Summit Quote from 11/25/2025. Chosen culvert and catch basins to be done within the 2025-2026 project budget year. **See locations 2, 9, and 11-15.**	**3-12-2026 Board accepted the Summit quote amounts for these locations for the 2025-2026 Project Year. Locations Completed 9, 11, 12, 13, 14 & 15.** **2-24-2026 - Board selected locations for the next phase of the project at a spend of $130,680.00. Locations completed 9, 11, 12, 13, 14 & 15. Location 2 and paving to be completed by 10/30/26.**	**131K**
Tracking	Park Pavilion - Donations - Resident Funded	**9/17/2026 - Total Donations Collected $177.2K** **5/5/2026 - Total Donations Collected $174.5K** **Vicky reported that over $25K donations were received since April 1, 2026. A matching donation from Lois Langtry of $25K was given at the 4-28-26 Ground Breaking ceremony. Lois will match up to another $25K in the Fall as more donations are given.** **4-09-26 Board accepted quote from General Contractor RFH. for $148K** **3-31-26 - Board selection RFH General Contractor; Phased approach. Restart donation raising efforts to collect the remaining $35K - $45K.**	**Donations**
Tracking	Tuscola Palm Tree Replacement - Resident Funded	**9/17/26 - $1311.50 Balance** **9/22/26: Don LaMaster reported that the balance be used to replace dead trees in spring 2027** **4/9/2026 - Don Reported that enough $ has been donated to complete this project. The remaining trees will be planted in late spring 2026.**	**Donations**

2026-27 Project Account as of 10/22/26	Balance
Starting Amount	$350,000
Carry over balance from 2025-2026	32,875
Alex Pools - Two New Pool Heaters for Ph 2 Pool	$22,870

Medium Term - 1 to 2 Years
Status as of 10/27/2026 Updates
(Note: Project # does not indicate priority)

Number	Project Name	Comments	Budget
1	Summit Quote to Replace broken sidewalks	Recommended to be done prior to road replacement work. 12/18/25 - Summit Quote confirmed to replace 3.5 miles of concrete sidewalks	140K
2	Remove green pump houses in back of Dolphin Fountains	Will get a removal recommendation from contractors	
3	Road Re-surfacing & Line re-striping	9/16/26: Rec'd one estimate for Front/Back Gates, Tuscola, PH1 road to main bldg and parking lots	
4	Replace Phase II Shuffleboard Courts with Grass	Remove concrete and replace with grass	

Long Term - 2 Years or More
Status as of 10/27/2026 Updates
(Note: Project # does not indicate priority)

#	Project Name	Comments
1	Road Re-surfacing & Line re-striping	9/16/26: Rec'd one estimate for Tuscola, PH1 road to main bldg and parking lots
2	Upgrades to central outdoor plumbing to allow for additional cold water stations at bocce and horseshoe courts	Maintenance is checking for power.
3	Phase 1 Compound paving	
4	PVC Tubes to be placed on each homeowners Mailbox (at base) as protection from lawncare trimming	Ongoing
5	More Electrical Outlets in Holiday Parkway Center Median for Christmas Lights	Maintenance is reviewing
6	New Electrical Outlets along Tuscola main entrance for Christmas Lights. Solution must be hurricane and mower proof.	Outlets were previously removed, possible solar option for consideration
7	Create an extra Compound Area within the Park	
8	Review Golf Cart Parking areas within the Park	

Completed Projects
Status as of 10/27/2026 Updates

#	Project Name	Comments	Completed
1	Increase Electrical Power to Phase 2 Common Area - **Sarasota Electrical Quote Accepted.**	**2-24-26 Quotes reviewed. 3/12/26 - Quote approved from Sarasota Electrical.** **1-27-2026 - Rick reported that he is working with Electricians to review power needs within the buildings.**	**6/21/2026**
2	Phase 2 Landscaping, Tuscola Fountains Landscaping and Phase 2 Pool Commercial Grade Furniture	**4-09-2026 Board accepted quotes from Alumatech and Fine Design.** **3-31-26 - Board selection furniture - Alumatech @ $21K; Landscaping - Fine Design @ $12K** **2-24-26 - Review quotes in March Workshop Mtg.**	**8/1/2026**
3	Archer quote for front entry pedestrian/bike gate upgrade/ADA compliant. Change request.	**4-09-2026 Board accepted the quote from Archer.** **3-31-2026 - Archer quote for update to the front entrance/exit pedestrian gate to make it bike friendly. Board decided against adding a back bike exit.**	**4/24/2026**
4	Phase 2 AC Replacement	**4-28-2026 Concensus in Workshop to select Always Air Services.** **AC unit is approximately 14 years old, capacitor has been replaced 2-3 times within the past 2 years. Estimate provide in May 2025 due to AC not working**	**5/19/2026**
5	Phase 1 Pool Commercial Furniture Replacement	**4-28-26 Concensus in Workshop to select Alumatech.** **Replace existing pool furniture in Phase 1 Pool**	**7/21/2026**
6	Gate Entry and Access System	Front and rear gates - 3 estimates rec'd, reviewing, researching. Archer Gates has been approved on 11/13/25 Trustee Meeting. Project will begin on 2nd week of January 2026. 50% Deposit made on 11/17/25. Project Began 1-12-2026. Completed: 02-24-2026.	**2/24/2026**
7	Park Tree Replacement Project	Summer 2025	**Summer 2025**
8	Label all outlets and breaker panels Phase 1 and 2	Maintenance Staff completed in-house Summer 2026	**Summer 2026**
9	PH 2 Card Room Refresh	New Paint, Fan and Décor	**9/16/2026**