



OPEN MEETING

REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL GARDEN VILLA RECREATION ROOM COMMITTEE*

**Wednesday, July 24, 2024 – 1:30 p.m.
Laguna Woods Village Community Center
Board Room / Zoom Webinar
24351 El Toro Road, Laguna Woods, CA 92637**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings in person and virtually. To submit comments or questions virtually regarding the committee meeting, please use one of the following options:

1. Join the committee meeting via the Zoom link: <https://us06web.zoom.us/j/81435679889>
2. Email meeting@vmsinc.org any time before or during the meeting. Please use the committee's name in the email subject line and include your name and unit number in the message.

NOTICE AND AGENDA

This Meeting May Be Recorded

1. Call Meeting to Order
2. Approval of the Agenda
3. Approval of the Meeting Report for March 13, 2024
4. Remarks of the Chair
5. Member Comments – *(Items not on the Agenda)*
6. Items for Discussion and Consideration
 - a. Committee Charter
 - b. 2024 Non-Program Component Progress Report
 - c. 2024 Component Replacement Progress Report
 - d. Building 2369 Billiard Table Insert Status (Discussion)
 - e. Epoxy Flooring Samples
 - f. Ceiling Tile Status Investigation
 - g. Future Component Replacements (Discussion)
 - h. 2025 Garden Villa Recreation Room Budget
7. Future Agenda Items – *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*
 - a. Committee Charter
8. Committee Member Comments
9. Date of Next Meeting: Wednesday, November 20, 2024 at 1:30 P.M.
10. Adjournment

***A quorum of the Third Board or more may also be present at the meeting.**

SK Park, Chair
Adam Feliz, Staff Officer
Telephone: 949-268-2074

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OPEN MEETING

**MINUTES OF THE REGULAR MEETING OF THE THIRD LAGUNA HILLS MUTUAL
GARDEN VILLA RECREATION ROOM SUBCOMMITTEE***

**Wednesday, March 13, 2024 – 1:30 P.M.
Laguna Woods Village Community Center
Laguna Woods Village Board Room / Zoom Webinar
24351 El Toro Road, Laguna Woods, CA 92637**

REPORT

DIRECTORS PRESENTS: S.K. Park – Chair, Moon Yun

DIRECTORS ABSENT: Reza Karimi

ADVISORS PRESENT: Stuart Hack, Lynn Jarrett, Lorna Seung

ADVISORS ABSENT: None

STAFF PRESENT: Adam Feliz – Staff Officer
Chontelle Crite – Maintenance Operations Coordinator
Czarina Livelo – Senior Operations Specialist

1. Call Meeting to Order

Chair S.K. Park called the meeting to order at 1:35 P.M. and established that a quorum was present.

2. Approval of the Agenda

Chair Park asked for a motion to approve the Agenda. Director Moon Yun made a motion to approve the Agenda as written. Advisor Stuart Hack seconded.

Hearing no changes or objections, the Agenda was approved by unanimous consent.

3. Approval of the Meeting Report for November 1, 2023

Chair Park asked for a motion to approve the meeting report. Director Yun made a motion to approve the report as written. Advisor Hack seconded.

Hearing no changes or objections, the report was approved by unanimous consent.

4. Remarks of the Chair

None.

5. Member Comments (Items not on the Agenda)

None.

Items for Discussion and Consideration

6. 2024 Garden Villa Recreation Room Non-Program Component Summary

Staff Officer Adam Feliz presented updates for informational purposes only. Discussion ensued, and Staff addressed and noted questions from the Subcommittee.

Staff Officer Feliz agreed to provide epoxy flooring color samples at the next meeting for the Subcommittee's review and approval, per Advisor Hack's request.

Per Chair Park's proposal for ceiling tiles in all recreation rooms, Staff will inspect the status of rooms needing replacements. Staff Officer Feliz referred the matter of requesting funding to the Maintenance and Construction Committee.

Per Advisor Lynn Jarrett's request, Staff will inspect for ceiling modifications like that in Building 969. Staff Officer Feliz clarified that the ceilings are painted if the building is on the Paint Program schedule.

7. 2024 Garden Villa Recreation Room Component Summary

Staff Officer Feliz presented the history of completed component replacements and subsequent cost projections for 2024 onward. Staff addressed and noted questions from the Subcommittee.

Staff Officer Feliz specified that the 2024 Projected Reserves Balance includes all components listed in Agenda Item #9 due for replacement this year, resulting in a deficit. However, per the Subcommittee's previous direction, Staff schedules actual replacements upon inspection, allowing them to come in under budget, as shown in Agenda Item #8.

8. 2024 Garden Villa Recreation Room Recommended Component Expenditures

Staff Officer Feliz presented the recommended expenditures and timeline for 2024, including off-cycle items requiring replacement earlier than anticipated. Staff addressed and noted questions from the Subcommittee.

Discussion ensued regarding responsibility for the associated costs of replacing components before their estimated lifespan due to resident misuse of property.

Advisor Hack noted Advisor Jarrett's suggestion to include explicit resident and building captain responsibilities at the upcoming building captain workshop in April.

Staff Officer Feliz will proceed with the billiard table insert replacement at Building 2369. In the meantime, Staff will reinspect the insert, research the resolution regarding responsibility, and report the findings before the next meeting. Advisor Hack also committed to looking for the relevant resolution.

Staff Officer Feliz assured that no expenditures have been made as the Subcommittee has yet to approve the work proposal. For clarity, he also agreed to Advisor Hack's request to change the nomenclature in the Budget Summary section ("Reserve Expenditures" to "Reserve for Projected Expenditures" and "Total Expenditures" to "Actual Planned Expenditures").

Chair Park asked for a motion to approve the Staff-recommended expenditures. Advisor Hack made a motion to approve the expenditures as proposed. Advisor Lynn seconded. Hearing no changes or objections, the planned expenditures were approved by unanimous consent.

9. Garden Villa Recreation Room Estimated Component Replacement Lifespan Schedule

Staff Officer Feliz specified that the schedule shows the estimated lifespan and next anticipated replacement of each component. Staff addressed and noted questions from the Subcommittee. Discussion ensued regarding carpet replacements.

Maintenance Operations Coordinator Crite confirmed that after installing carpet tiles in the last eight rooms next year, only partial replacements of individual carpet tiles will be necessary moving forward.

Staff Officer Feliz noted that Staff will complete all proposed work for 2024 by the next meeting in July, as shown in the timeline in Agenda Item #8.

Advisor Hack requested that the Subcommittee share the schedule with the building captains. Staff Officer Feliz advised sending notices about two weeks before scheduled work in their building, as it may fluctuate throughout the year.

10. Future Agenda Items

- 2024 Garden Villa Recreation Room Component Replacement Progress Report
- Ceiling Tile Status Investigation
- Building 2369 Billiard Table Insert Status and Resolution Report
- Epoxy Flooring Samples

11. Subcommittee Member Comments

Subcommittee members acknowledged the Staff's and Chair Park's contributions.

Staff Officer Feliz confirmed that the Subcommittee manages all budget decisions unless they require additional funding from Maintenance & Construction.

Advisor Lorna Seung commented on the storage and removal of unauthorized personal property, such as furniture and food, in the recreation rooms, and discussion ensued. Advisor Hack will share the resolution passed by Third Mutual, which allows residents to call Security for violations of appropriate recreation room use.

If a building lacks a captain to address complaints or enforce resolutions, Staff Officer Feliz recommended that residents contact Security to initiate a report. If necessary, the issue can escalate to Compliance who may notify all building residents. Residents may also file anonymous complaints with Advisor Hack so that he may pursue the proper course of action.

At Chair Park's request, Advisor Hack will email all building captains to enforce the proper use of recreation rooms and conduct a clean-up to prevent the need to escalate issues.

12. Staff Member Comments

Senior Operations Specialist Czarina Livelo commented on the post-meeting process of the meeting minutes.

13. Date of Next Meeting

Wednesday, July 24, 2024 at 1:30 P.M.

14. Adjournment

The meeting was adjourned at 2:19 P.M.

A handwritten signature in black ink, appearing to read "S.K. Park", written over a horizontal line.

S.K. Park, Chair

S.K. Park, Chair
Adam Feliz, Staff Officer
Telephone: 949-268-2074

Proposed Garden Villa Recreation Room Committee Charter

The Secretary of the Corporation read a proposed resolution approving the Garden Villa Recreation Room Subcommittee Charter. Director Muennichow moved to approve the resolution. Director Welch seconded the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 03-11-218

Garden Villa Recreation Room Subcommittee Charter

WHEREAS, the Garden Villa Recreation Room Subcommittee has been established by the Third Laguna Hills Mutual Board of Directors under the purview of the Maintenance and Construction Committee;

NOW THEREFORE BE IT RESOLVED, December 20, 2011, that the Board of Directors of this Corporation hereby assigns the general duties and responsibilities imposed upon all standing committees of Third Laguna Hills Mutual as follows:

1. Serve as a working liaison between the Third Laguna Hills Mutual ~~Maintenance and Construction Committee and~~ Board of Directors and the Managing Agent's Maintenance Division, specific to all repairs and replacements of Garden Villa Recreation Room components as required.
2. Recommend, evaluate and review any proposed service modifications to Garden Villa Recreation Rooms and present these -modifications to the Third Laguna Hills Mutual ~~Maintenance and Construction Committee, and~~ Board of Directors for final approval and implementation.
3. Approve the recommended specifications and expenditures for the purchase and replacement of Garden Villa Recreation Room components from the Garden Villa Recreation Room Fund.

RESOLVED FURTHER, that the Directors serving on this Subcommittee may appoint and remove advisors as necessary; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Without objection, the Board agreed to add the following advisors to the Garden Villa Recreation Room Subcommittee: Harry Curtis, Shari Horne, and Jean Barnett.

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2024 Garden Villa Recreation Room Non-Program Component Summary

Funding Source: Third Laguna Hills Mutual Budget

| EPOXY FLOORING | |
|----------------|----------|
| Building | Comment |
| R5517 | Complete |
| | |

| HEAT PUMP | |
|-----------|----------|
| Building | Comment |
| R2385 | Complete |
| | |

| WATER HEATER | |
|--------------|-------------|
| Building | Comment |
| R2389 | In Progress |
| R2399 | In Progress |
| | |

| WINDOW REPLACEMENT | |
|--------------------|---------|
| Building | Comment |
| R969 | Pending |
| R2404 | Pending |
| R3421 | Pending |
| R5510 | Pending |
| R5515 | Pending |

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2024 Garden Villa Recreation Room Component Expenditures

| Kitchen Renovation | | |
|--------------------|--------------|-------------|
| Building | Comment | Cost |
| R4008 | Range | \$ 1,295.35 |
| R5517 | Full Kitchen | \$ 4,243.18 |
| Total Expenditures | | \$ 5,538.53 |

| Full Painting: Kitchen | | |
|------------------------|---------|-------------|
| Building | Comment | Cost |
| R4008 | | \$ 548.02 |
| R5370 | | \$ 548.02 |
| R5517 | | \$ 548.02 |
| Total Expenditures | | \$ 1,644.06 |

| Microwave Replacement | | |
|--------------------------|--|--|
| No replacements for 2024 | | |

| Refrigerator Replacement | | |
|--------------------------|--|--|
| No replacements for 2024 | | |

| Full Painting: Game Room | | |
|--------------------------|---------------|-------------|
| Building | Comment | Cost |
| R2384 | No Accent | \$ 1,279.11 |
| R2392 | No Accent | \$ 1,279.11 |
| R3242 | No Accent | \$ 1,215.84 |
| R3420 | No Accent | \$ 1,556.89 |
| R4007 | Accent Remove | \$ 1,405.65 |
| R5500 | No Accent | \$ 1,405.65 |
| Total Expenditures | | \$ 8,142.25 |

| Window Coverings | | |
|--------------------|-------------|--------------|
| Building | Comment | Cost |
| R2401 | Door Blinds | \$ 289.37 |
| R3421 | Door Blinds | \$ 289.96 |
| R3499 | | \$ 1,888.56 |
| R5370 | | \$ 1,881.30 |
| R5499 | | \$ 1,888.56 |
| R5500 | | \$ 1,888.56 |
| R5510 | | \$ 1,888.56 |
| Total Expenditures | | \$ 10,014.87 |
| Total +tax | | \$ 11,159.79 |

| Card Table Chairs | | |
|--------------------------|--|--|
| No replacements for 2024 | | |

| Countertop Resurfacing: Women's Restroom | | |
|---|---------|-------------|
| Building | Comment | Cost |
| R2405 | | \$ 600.00 |
| R3241 | | \$ 600.00 |
| R3242 | | \$ 600.00 |
| R3243 | | \$ 600.00 |
| R5370 | | \$ 600.00 |
| R5371 | | \$ 600.00 |
| R5372 | | \$ 600.00 |
| Total Expenditures | | \$ 4,200.00 |

| Mirror Replacement: Women's Restroom | | |
|---|---------|-------------|
| Building | Comment | Cost |
| R2393 | Women's | \$ 290.40 |
| R3420 | Women's | \$ 290.40 |
| R4010 | Women's | \$ 290.40 |
| R5372 | Women's | \$ 290.40 |
| R5499 | Women's | \$ 290.40 |
| R5500 | Women's | \$ 290.40 |
| Total Expenditures | | \$ 1,742.40 |

| Mirror Replacement: Men's Restroom | | |
|---------------------------------------|---------|-----------|
| Building | Comment | Cost |
| R2393 | Men's | \$ 184.23 |
| R4006 | Men's | \$ 184.23 |
| R4010 | Men's | \$ 184.23 |
| Total Expenditures | | \$ 552.69 |

| Carpet (Tiles) | | |
|--------------------|---------|--------------|
| Building | Comment | Cost |
| R2353 | | \$ 7,061.76 |
| R2369 | | \$ 6,921.70 |
| R2404 | | \$ 8,454.09 |
| R3420 | | \$ 7,613.13 |
| R3421 | | \$ 7,613.13 |
| R4010 | | \$ 6,647.93 |
| R5372 | | \$ 8,156.76 |
| Total Expenditures | | \$ 52,468.50 |

| Billiard Table Covers & Inserts | | |
|---------------------------------|---------|----------|
| Building | Comment | Cost |
| R2369 | Insert | \$ 36.37 |
| Total Expenditures | | \$ 36.37 |

| Billiard Table Re-Felt | | |
|------------------------|------------|-------------|
| Building | Comment | Cost |
| R2385 | Repair | \$ 385.00 |
| R2388 | Repair | \$ 385.00 |
| R2404 | Re-felting | \$ 1,450.00 |
| R2405 | Repair | \$ 635.00 |
| R3242 | Repair | \$ 875.00 |
| R3243 | Re-felting | \$ 1,700.00 |
| R5519 | Re-felting | \$ 1,419.38 |
| Total Expenditures | | \$ 6,849.38 |

| Misc. Billiard Accessories | | |
|----------------------------|------------------|-------------|
| Building | Comment | Cost |
| R5517 | Ball Set | In stock |
| R2405 | Bridge Stick | \$ 49.99 |
| R5499 | Bridge Stick | \$ 49.99 |
| R2355 | Brush | \$ 29.99 |
| R2385 | Brush | \$ 29.99 |
| R2387 | Brush | \$ 29.99 |
| R2389 | Brush | \$ 29.99 |
| R2392 | Brush | \$ 29.99 |
| R2396 | Brush | \$ 29.99 |
| R2401 | Brush | \$ 29.99 |
| R3244 | Brush | \$ 29.99 |
| R3499 | Brush | \$ 29.99 |
| R4006 | Brush | \$ 29.99 |
| R4007 | Brush | \$ 29.99 |
| R4008 | Brush | \$ 29.99 |
| R4011 | Brush | \$ 29.99 |
| R5372 | Brush | \$ 29.99 |
| R5499 | Brush | \$ 29.99 |
| R5500 | Brush | \$ 29.99 |
| R4009 | Chalk | \$ 75.00 |
| R4006 | Missing Cues (3) | \$ 179.97 |
| R5499 | Missing Cues (4) | \$ 239.96 |
| R2384 | Re-tip (3) | \$ 90.00 |
| R2388 | Re-tip (2) | \$ 60.00 |
| R2390 | Re-tip (9) | \$ 315.00 |
| R2390 | Replace (1) | \$ 59.99 |
| R2400 | Re-tip (3) | \$ 90.00 |
| R2405 | Re-tip (3) | \$ 90.00 |
| R3242 | Re-tip (2) | \$ 60.00 |
| R3243 | Re-tip (7) | \$ 230.00 |
| R4006 | Re-tip (2) | \$ 60.00 |
| R5519 | Re-tip (5) | \$ 150.00 |
| R2403 | Triangle | \$ 29.99 |
| R5519 | Triangle | \$ 29.99 |
| Total Expenditures | | \$ 2,339.72 |
| Total +tax | | \$ 2,481.14 |

| BUDGET SUMMARY | |
|---------------------------|--------------|
| 2024 Reserve Expenditures | \$ 97,502.00 |
| Total Expenditures | \$ 94,815.11 |
| Remaining Amount | \$ 2,686.89 |

2024 Garden Villa Recreation Room Component Replacement Schedule

Project Start: 3/14/2024

Project Start: 3/14/2024

| COMPONENT | STATUS | PROGRESS | PLAN START | PLAN END | Q2 | | | | | | | Q3 | | | | | | | Q4 | | | | | | | | | | | | | | | | |
|--|-------------|----------|------------|----------|----------|----------|----------|---------|----------|----------|----------|---------|---------|----------|----------|----------|---------|----------|----------|----------|---------|----------|----------|----------|---------|---------|----------|----------|----------|---------|----------|----------|----------|---------|----------|
| | | | | | 14 Ma 24 | 21 Ma 24 | 28 Ma 24 | 4 Ap 24 | 11 Ap 24 | 18 Ap 24 | 25 Ap 24 | 2 Ma 24 | 9 Ma 24 | 16 Ma 24 | 23 Ma 24 | 30 Ma 24 | 6 Ju 24 | 13 Ju 24 | 20 Ju 24 | 27 Ju 24 | 4 Ju 24 | 11 Ju 24 | 18 Ju 24 | 25 Ju 24 | 1 Au 24 | 8 Au 24 | 15 Au 24 | 22 Au 24 | 29 Au 24 | 5 Se 24 | 12 Se 24 | 19 Se 24 | 26 Se 24 | 3 Oc 24 | 10 Oc 24 |
| Kitchen Renovation | Complete | 100% | 4/1 | 6/26 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| R4008, R5517 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Painting: Kitchen | Complete | 100% | 4/25 | 6/27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R4008, R5370, R5517 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Restroom Mirror Replacement | In Progress | 90% | 3/20 | 7/29 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Women's Restrooms: R2393, R3420, R4010, R5372, R5499, R5500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Men's Restrooms: R2393, R4006, R4010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Restroom Countertop Resurfacing | Complete | 100% | 4/1 | 5/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R2405, R3241, R3242, R3243, R5370, R5371, R5372 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carpet (Tiles) | Complete | 100% | 3/25 | 6/13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R2353, R2369, R2404, R3420, R3421, R4010, R5372 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Painting: Game Room | Complete | 100% | 3/25 | 5/8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Game Room: R2384, R2392, R3420, R3242, R5500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Over Mural: R4007 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Window Coverings | Complete | 100% | 3/21 | 5/9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R2401, R3421, R3499, R5370, R5499, R5500, R5510 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Billiard Table Re-Felt | Complete | 100% | 3/18 | 5/9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R2385, R2388, R2404, R2405, R3242, R3243, R5519 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc. Billiard Accessories | Complete | 100% | 3/15 | 7/15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ball Set: R5517 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brush: R2355, R2369, R2385, R2387, R2389, R2392, R2396, R2401, R3244, R3499, R4006, R4007, R4008, R4011, R5372, R5499, R5500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chalk: R4009 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cues: R2384, R2388, R2390, R2400, R2405, R3242, R3243, R4006, R5499, R5519 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Table Insert: R2369 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Triangle: R2403, R5519 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Epoxy Flooring Samples



TUXEDO 5 x 500



WOMBAT B x520

Gray Base



SHORELINE B x 385



TERRIER B x 255

Tan Base

**2024 Recreation Room Ceiling Condition
Response from Building Captains**

| BLDG# | TILED CEILING | PAINTED CEILING | GOOD CONDITION | NEEDS PAINT | NEEDS REPAIR | COMMENT |
|-------|------------------|--------------------|-------------------|----------------|-----------------|---|
| 969 | | | | | | |
| 2353 | YES | | YES | NO | NO | |
| 2354 | YES | | YES | NO | NO | |
| 2355 | YES | | YES | NO | NO | |
| 2369 | | | | | | |
| 2370 | | | YES | NO | NO | |
| 2381 | YES | | YES | | | |
| 2384 | | | YES | NO | NO | |
| 2385 | | | | | | |
| 2386 | YES | | YES | | | |
| 2387 | NO | | YES | NO | NO | |
| 2388 | | | | | | |
| 2389 | YES | NO | YES | NO | NO | |
| 2390 | | | | | | |
| 2391 | | | | | | |
| 2392 | YES | | YES | NO | | |
| 2393 | YES | | YES | NO | NO | |
| 2394 | | | | | | |
| 2395 | | | | | | |
| 2396 | YES | | NO | | YES | Some ceiling tiles need replacement due to water damage by the kitchen entry and mid-room towards the wall on the garage side, by a pipe; Ladies' bathroom has a separation that should be mudded and painted |
| 2397 | YES | YES | | NO | YES | Need light bulb replacement |
| 2398 | YES | | | NO | YES | Already removed one ceiling tile due to damage from the leak |
| 2399 | YES | YES | | | YES | Some tiles have water damage near the doorway from the kitchen to the rest of the room; Door to the outside is rotting and needs replacement |
| 2400 | | | | | | |
| 2401 | YES | | YES | | | |
| 2402 | YES | | YES | NO | NO | |
| 2403 | | | | | | |
| 2404 | YES | YES | | | | Rust on exposed metal T bars |
| 2405 | YES | YES | | | | |
| 3241 | | | | | | |
| 3242 | YES | | YES | NO | | A few tiles are water stained |
| 3243 | YES | | YES | | | |
| 3244 | YES | | | | YES | There had been a leak last year, and the tile in the photo was damaged |
| 3420 | NO | | | YES | YES | |
| 3421 | NO | | | | | Cut in the ceiling now while PRS company is doing the epoxy piping |
| 3499 | NO | | | | | |
| 4006 | NO | YES | YES | NO | NO | |
| 4007 | NO | | NO | | YES | Open ticket #S021862805: part of the ceiling crumbled onto card table |
| 4008 | NO | | YES | | | |
| 4009 | NO | | | | YES | See photo |
| 4010 | NO | YES | | YES | | |
| 4011 | YES | | NO | | YES | Tiles are water damaged |
| 5370 | YES | | YES | NO | NO | |
| 5371 | YES | | NO | | YES | Some tiles have water stains |
| 5372 | YES | | YES | NO | NO | |
| 5499 | NO | | YES | NO | NO | |
| 5500 | | | | | | |
| 5510 | NO | | | | | |
| 5511 | NO | | | | | Need ceiling plastic light covers |
| 5515 | NO | YES | YES | | | |
| 5517 | | | | | | |
| 5518 | NO | YES | | NO | NO | Hole in ceiling from current re-piping process |
| 5519 | | | | | | |

Garden Villa Recreation Room Estimated Component Replacement Lifespan Schedule

| | Kitchen Renovation | | Full Painting: Kitchen | | Microwave Replacement | | Refrigerator Replacement | | Countertop Resurfacing: Women's Restroom | | Mirror Replacement: Women's Restroom | | Mirror Replacement: Men's Restroom | | Full Painting: Game Room | | Window Coverings | | Carpet (Tiles) | | Billiard Table Re-Felt | | Billiard Table Misc. Accessories | | Billiard Table Covers & Inserts | | Billiard Table Cue Replacement | | Card Table Chairs | |
|----------|--------------------|-----------|------------------------|-----------|-----------------------|-----------|--------------------------|-----------|--|-----------|--------------------------------------|-----------|------------------------------------|-----------|--------------------------|-----------|------------------|-----------|----------------|-----------|------------------------|-----------|----------------------------------|-----------|---------------------------------|-----------|--------------------------------|-----------|-------------------|-----------|
| Lifespan | 30 Years | | 10 Years | | 10 Years | | 20 Years | | 10 Years | | 10 Years | | 10 Years | | 10 Years | | 10 Years | | 10 Years | | 10 Years | | 25 Years | | 25 Years | | 15 Years | | 30 Years | |
| | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled | Completed | Scheduled |
| B969 | 2009 | 2039 | 2019 | 2029 | 2009 | 2019 | 2009 | 2029 | 2019 | 2029 | 2024 | 2034 | 2017 | 2027 | 2016 | 2026 | 2022 | 2032 | 2014 | 2024 | 2019 | 2029 | 2019 | 2044 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2353 | 2022 | 2052 | 2022 | 2032 | 2022 | 2032 | 2020 | 2040 | 2018 | 2028 | 2019 | 2029 | 2023 | 2033 | 2016 | 2026 | 2022 | 2032 | 2024 | 2026 | 2018 | 2028 | 2019 | 2044 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2354 | 2015 | 2045 | 2015 | 2025 | 2015 | 2025 | 2020 | 2040 | 2015 | 2025 | 2019 | 2029 | 2024 | 2034 | 2016 | 2026 | 2016 | 2026 | 2024 | 2026 | 2018 | 2028 | 2024 | 2049 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2355 | 2011 | 2041 | 2021 | 2031 | 2022 | 2032 | 2023 | 2043 | 2019 | 2029 | 2019 | 2029 | 2019 | 2029 | 2017 | 2027 | 2023 | 2033 | 2022 | 2032 | 2024 | 2034 | 2023 | 2024 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2369 | 2014 | 2044 | 2014 | 2024 | 2022 | 2032 | 2019 | 2039 | 2016 | 2026 | 2020 | 2030 | 2019 | 2029 | 2016 | 2026 | 2010 | 2020 | 2015 | 2024 | 2018 | 2028 | 2023 | 2048 | 2019 | 2024 | 2019 | 2034 | 2021 | 2051 |
| B2370 | 2020 | 2050 | 2020 | 2030 | 2022 | 2032 | 2018 | 2038 | 2018 | 2028 | 2019 | 2029 | 2019 | 2029 | 2016 | 2026 | 2022 | 2032 | 2016 | 2026 | 2022 | 2032 | 2022 | 2047 | 2022 | 2047 | 2022 | 2037 | 2021 | 2051 |
| B2381 | 2020 | 2050 | 2020 | 2030 | 2020 | 2030 | 2018 | 2038 | 2014 | 2024 | 2023 | 2033 | 2017 | 2027 | 2016 | 2026 | 2022 | 2032 | 2019 | 2029 | 2009 | 2019 | 2014 | 2039 | 2022 | 2047 | 2019 | 2034 | 2021 | 2051 |
| B2384 | 2019 | 2049 | 2019 | 2029 | 2015 | 2025 | 2022 | 2042 | 2016 | 2026 | 2019 | 2029 | 2017 | 2027 | 2018 | 2024 | 2019 | 2029 | 2019 | 2029 | 2018 | 2028 | 2024 | 2049 | 2019 | 2044 | 2019 | 2024 | 2021 | 2051 |
| B2385 | 2017 | 2047 | 2017 | 2027 | 2017 | 2027 | 2012 | 2032 | 2018 | 2028 | 2024 | 2034 | 2023 | 2033 | 2022 | 2032 | 2020 | 2030 | 2022 | 2032 | 2019 | 2029 | 2017 | 2024 | 2019 | 2044 | 2017 | 2032 | 2021 | 2051 |
| B2386 | 2021 | 2051 | 2021 | 2031 | 2021 | 2031 | 2012 | 2032 | 2019 | 2029 | 2019 | 2029 | 2020 | 2030 | 2019 | 2029 | 2014 | 2024 | 2022 | 2032 | 2015 | 2025 | 2022 | 2047 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2387 | 2021 | 2051 | 2021 | 2031 | 2021 | 2031 | 2019 | 2039 | 2017 | 2027 | 2019 | 2029 | 2016 | 2026 | 2023 | 2033 | 2020 | 2030 | 2022 | 2032 | 2018 | 2028 | 2022 | 2024 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2388 | 2015 | 2045 | 2015 | 2025 | 2023 | 2033 | 2010 | 2030 | 2018 | 2028 | 2024 | 2034 | 2022 | 2032 | 2022 | 2032 | 2019 | 2029 | 2017 | 2027 | 2022 | 2024 | 2019 | 2044 | 2019 | 2044 | 2019 | 2024 | 2021 | 2051 |
| B2389 | 2022 | 2052 | 2022 | 2032 | 2022 | 2032 | 2018 | 2038 | 2014 | 2024 | 2019 | 2029 | 2017 | 2027 | 2019 | 2029 | 2023 | 2033 | 2017 | 2027 | 2017 | 2027 | 2022 | 2024 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2390 | 2012 | 2042 | 2022 | 2032 | 2023 | 2033 | 2008 | 2028 | 2021 | 2031 | 2019 | 2029 | 2020 | 2030 | 2022 | 2032 | 2022 | 2032 | 2021 | 2031 | 2018 | 2028 | 2015 | 2040 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2391 | 2021 | 2051 | 2021 | 2031 | 2021 | 2031 | 2012 | 2032 | 2021 | 2031 | 2024 | 2026 | 2024 | 2026 | 2018 | 2028 | 2022 | 2032 | 2017 | 2027 | 2022 | 2032 | 2021 | 2046 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2392 | 2012 | 2042 | 2022 | 2032 | 2012 | 2022 | 2011 | 2031 | 2020 | 2030 | 2023 | 2033 | 2024 | 2026 | 2018 | 2024 | 2016 | 2026 | 2023 | 2033 | 2022 | 2032 | 2019 | 2024 | 2019 | 2044 | 2014 | 2029 | 2021 | 2051 |
| B2393 | 2013 | 2043 | 2014 | 2024 | * | * | 2013 | 2033 | 2017 | 2027 | - | 2024 | 2017 | 2024 | 2017 | 2027 | 2016 | 2026 | 2022 | 2032 | 2018 | 2028 | 2019 | 2044 | 2018 | 2043 | 2015 | 2030 | 2021 | 2051 |
| B2394 | 2013 | 2043 | 2014 | 2024 | 2019 | 2029 | 2019 | 2039 | 2019 | 2029 | 2020 | 2030 | 2020 | 2030 | 2022 | 2032 | 2015 | 2025 | 2021 | 2031 | 2024 | 2034 | 2023 | 2048 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2395 | 2012 | 2042 | 2012 | 2022 | 2022 | 2032 | 2011 | 2031 | 2016 | 2026 | 2024 | 2034 | 2024 | 2034 | 2022 | 2032 | 2015 | 2025 | 2018 | 2028 | 2023 | 2033 | 2022 | 2047 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2396 | 2018 | 2048 | 2018 | 2028 | 2018 | 2028 | 2018 | 2038 | 2014 | 2024 | 2024 | 2034 | 2017 | 2027 | 2020 | 2030 | 2016 | 2026 | 2024 | 2025 | 2019 | 2029 | 2019 | 2024 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2397 | 2018 | 2048 | 2018 | 2028 | 2022 | 2032 | 2018 | 2038 | 2014 | 2024 | 2024 | 2025 | 2024 | 2034 | 2019 | 2029 | 2020 | 2030 | 2023 | 2033 | 2016 | 2026 | 2015 | 2040 | 2019 | 2044 | 2019 | 2034 | 2021 | 2051 |
| B2398 | 2014 | 2044 | 2014 | 2024 | 2014 | 2024 | 2009 | 2029 | 2014 | 2024 | 2020 | 2030 | 2024 | 2034 | 2019 | 2029 | 2019 | 2029 | 2018 | 2028 | 2023 | 2033 | 2014 | 2039 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2399 | 2018 | 2048 | 2018 | 2028 | 2018 | 2028 | 2018 | 2038 | 2014 | 2024 | 2020 | 2030 | 2017 | 2027 | 2022 | 2032 | 2021 | 2031 | 2015 | 2025 | 2022 | 2032 | 2021 | 2046 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2400 | 2023 | 2053 | 2023 | 2033 | 2022 | 2032 | 2018 | 2038 | 2010 | 2020 | 2024 | 2025 | 2024 | 2034 | 2019 | 2029 | 2015 | 2025 | 2023 | 2033 | 2019 | 2029 | 2017 | 2042 | 2019 | 2044 | - | 2024 | 2021 | 2051 |
| B2401 | 2021 | 2051 | 2021 | 2031 | 2022 | 2032 | 2020 | 2040 | 2014 | 2024 | 2024 | 2025 | 2017 | 2027 | 2023 | 2033 | 2017 | 2024 | 2017 | 2027 | 2024 | 2034 | 2017 | 2024 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2402 | 2010 | 2040 | 2010 | 2020 | 2011 | 2021 | * | * | 2012 | 2022 | 2024 | 2034 | 2024 | 2034 | 2023 | 2033 | 2023 | 2033 | 2024 | 2034 | 2016 | 2026 | 2024 | 2049 | 2019 | 2044 | 2024 | 2039 | 2021 | 2051 |
| B2403 | 2023 | 2053 | 2023 | 2033 | 2019 | 2029 | 2019 | 2039 | 2010 | 2020 | 2024 | 2025 | 2024 | 2034 | 2023 | 2033 | 2016 | 2026 | 2024 | 2025 | 2024 | 2034 | - | 2024 | 2019 | 2044 | 2014 | 2029 | 2021 | 2051 |
| B2404 | 2020 | 2050 | 2020 | 2030 | 2020 | 2030 | * | * | 2012 | 2022 | 2024 | 2034 | 2017 | 2027 | 2020 | 2030 | 2014 | 2024 | 2011 | 2024 | - | 2024 | 2024 | 2049 | 2019 | 2044 | 2024 | 2039 | 2021 | |

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2025 Garden Villa Recreation Room Estimated Component Expenditures

| Kitchen Renovation | | |
|--------------------------|---------|-------------|
| No replacements for 2025 | | |
| | | |
| Full Painting: Kitchen | | |
| Building | Comment | Cost |
| 2354 | | \$ 548.02 |
| 2388 | | \$ 548.02 |
| 3243 | | \$ 548.02 |
| 3244 | | \$ 548.02 |
| Total Expenditures | | \$ 2,192.08 |

| Microwave Replacement | | |
|-----------------------|---------|-----------|
| Building | Comment | Cost |
| 2354 | | \$ 484.91 |
| 2384 | | \$ 484.91 |
| Total Expenditures | | \$ 969.82 |

| Refrigerator Replacement | | |
|--------------------------|--|--|
| No replacements for 2025 | | |

| Full Painting: Game Room | | |
|--------------------------|---------|-------------|
| Building | Comment | Cost |
| 3243 | | \$ 1,215.11 |
| 3244 | | \$ 1,215.11 |
| 3499 | | \$ 1,556.89 |
| 5499 | | \$ 1,405.65 |
| Total Expenditures | | \$ 5,392.76 |

| Window Coverings | | |
|--------------------|---------|-------------|
| Building | Comment | Cost |
| 2400 | Door | \$ 289.96 |
| 2395 | Door | \$ 289.96 |
| 2396 | | \$ 1,888.56 |
| 2400 | | \$ 1,888.56 |
| 2394 | | \$ 1,888.56 |
| Total Expenditures | | \$ 6,245.60 |
| Total +tax | | |

| Countertop Resurfacing: Women's Restroom | | |
|---|---------|-------------|
| Building | Comment | Cost |
| 3499 | | \$ 600.00 |
| 2354 | | \$ 600.00 |
| Total Expenditures | | \$ 1,200.00 |

| Mirror Replacement: Women's Restroom | | |
|---|---------|-------------|
| Building | Comment | Cost |
| 3241 | Womens | \$ 290.40 |
| 3242 | Womens | \$ 290.40 |
| 3243 | Womens | \$ 290.40 |
| 3244 | Womens | \$ 290.40 |
| 2400 | Womens | \$ 290.40 |
| 2392 | Womens | \$ 290.40 |
| 2403 | Womens | \$ 290.40 |
| 2397 | Womens | \$ 290.40 |
| 2401 | Womens | \$ 290.40 |
| 5519 | Womens | \$ 290.40 |
| Total Expenditures | | \$ 2,904.00 |

| Mirror Replacement: Men's Restroom | | |
|---------------------------------------|---------|-----------|
| Building | Comment | Cost |
| 2392 | Men's | \$ 184.23 |
| 2403 | Men's | \$ 184.23 |
| Total Expenditures | | \$ 368.46 |

| Carpet (Tiles) | | |
|--------------------|---------|--------------|
| Building | Comment | Cost |
| 2399 | | \$ 7,495.95 |
| 2403 | | \$ 7,495.95 |
| 3243 | | \$ 7,495.95 |
| 4007 | | \$ 7,495.95 |
| 5370 | | \$ 8,156.76 |
| 5371 | | \$ 8,156.76 |
| 5499 | | \$ 8,156.76 |
| 5519* | | \$ 8,156.76 |
| Total Expenditures | | \$ 62,610.84 |

| Billiard Table Re-Felt | | |
|------------------------|---------|-------------|
| Building | Comment | Cost |
| 2386 | | \$ 1,450.00 |
| Total Expenditures | | \$ 1,450.00 |

| Misc. Billiard Accessories | | |
|----------------------------|-----------|-----------|
| Building | Comment | Cost |
| 4007 | Re-tip(4) | \$ 140.00 |
| Total Expenditures | | \$ 140.00 |
| Total +tax | | |

| Billiard Table Covers & Inserts | | |
|---------------------------------|--|--|
| No replacements for 2025 | | |

| Card Table Chairs | | |
|--------------------------|--|--|
| No replacements for 2025 | | |

| ESTIMATED BUDGET SUMMARY | |
|---------------------------|--------------|
| 2025 Reserve Expenditures | \$ 97,502.00 |
| Total Expenditures | \$ 83,473.56 |
| Remaining Amount | \$ 14,028.44 |

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