

Project #	Project Name	Individuals	Project Description	Review Policy (Y/N)	Capital or O&M	Priority						Time frame: 1-3 yrs./4-5 yrs./6+ yrs.	Estimated Budget	Notes
						KF	CH	Dr.	MF	JP	O P S			
			<b>Added to the LTCP in the Reserve Study and Assigned a Project Year based on Supervisor/Staff Input</b>											
1	Stop Signs	KF, CH, Dr. M, Barry	Install pedestrian/bicycle intersection-crossing safety measures/stop signs.	Yes	Capital	H	H	H	H	H	H	2022	\$ 50,000	Approved and being completed in 2022, No LED lighting per Board directive.
2	Traffic Devices	Barry	Vehicle Traffic and Speed Control, Signs, Speed Control Improvements	Yes	Capital						H	2023	\$ 50,000	Added to Reserve Study
3	Sidewalks	Barry	Sidewalk Repairs-Community wide-Ongoing repairs/replacement	No	Capital						H	Annually	\$ 50,000	Barry asked for \$100,000, \$50,000 Already in the Reserve Study-Annually
4	Curb and Gutters	Barry	Curb and Gutter Repairs-Community Wide-annual investment	No	Capital						H	Annually	\$ 100,000	\$100,000 Already in the Reserve Study-Annually
5	Road Repairs	Barry	Wild Oaks road settling issues-Asphalt settling around sanitary sewer drain boxes	No	Capital						H	Annually	\$ 50,000	Barry estimates 30-50k, Added Annual Road Repairs Budget of \$50,000 to Reserve Study for 2023, and \$10,000 for each year thereafter
6	Wild Oaks	Barry/JP	Wild Oaks parking lot expansion at park, to accommodate more areas to park	No	Capital							2023	\$ 15,000	Need to add to Reserve Study
7	Road Resurfacing	Dr. M/Barry	Resurface remaining District Roads according to the DE's plan	No	Capital	H	H	H	L	H	H	Annually	Varies by year	Already in the Reserve Study, amounts vary year to year. Last year of road resurfacing is 2030.
8	Paver Repairs	Barry	Pavers Replacement: Main entrance gate area, Montague St., Front St., Montague at Waterside, Front St. Park, Front St. Circle Islands	No	Capital						H	2023	\$ 50,000	Already in the Reserve Study, amounts vary year to year. Assigned these to 2023
9	Pool Heat/Cool Pumps	Barry	Replace 4 units at Creekside-aged out (on the Reserve Study)	No	Capital						H	2023	\$ 45,000	Adjusted the Reserve Study for 2023
10	Creekside Office	Barry	Replace old carpeting throughout the Creekside Athletic Center and Offices	No	Capital						H	2023	\$ 7,000	Already on the Reserve Study for 2023
11	Creekside Pools	Barry	Pool, spa and kiddie pool resurface	No	Capital						H	2024	\$ 90,000	Already on the Reserve Study for 2024
12	Street Light Replacement	Barry	Replacing rusted lightpoles and underground wiring (\$60,000 / 10 light poles) (Lights that need sanding and painting will be Community Maintenance O&M)	No	Capital						H	Annually	\$ 60,000	Barry estimates 60k for 10 lights pole replacements a year. Added to Reserve Study, \$60,000-Annually
15	Creekside Croquet	Barry	Residents requested lighting at new Creekside Croquet Courts (8 poles, underground utilities, fixtures)	No	Capital							2023	\$ 60,000	Added to Reserve Study
17	Esplanade	Barry	Coquina path surface repairs/replacement		Capital						H	2024	\$ 80,000	Barry estimated \$70-100,000, Added to Reserve Study
18	Powerwashing	Barry	Purchase Powerwashing equipment	No	Capital						H	2024	\$ 7,000	Power washer purchase slated for 2023 for \$7,000
20	Creekside Amenity Center	Barry	Creekside: Paint exterior walls, columns, and trim	No	Capital						H	2023	\$ 8,000	Adjusted Reserve Study from \$25,000 to \$8,000
21	Guard House	Barry	Repaint main entrance guard house	No	Capital							2023	\$ 2,500	Community Maintenance-Remove from LTC
22	Crosswalks	Board/Barry	Repaint all crosswalks, stop bars, and roadway lines with high reflective paint	No	Capital	H	H	H	H	H	H	2023	\$ 10,000	Added to Reserve Study, every 3 years
23	Street signs etc.	Barry	Replace street signs and other sign poles	no	Capital							Annually	\$ 5,000	Added to Reserve Study, replace 15-20 annually
26	Café Renovation	KF, Dr. M, JP, CH, Barry	Café Renovation, hire architect to draw up concept	no	Capital	L	M	M	L	L		2025	\$ 500,000	This does not include Architect Fees, which could be as much as \$50,000. Average fees are between 5% and 20% of a projects total costs. This also does not include DC/DE fees. Added to Reserve Study as 1 x project.
33	Pond Aeration	Barry	Recommendations from lake management company-Pond 37 only	no	Capital							2024	\$ 15,000	Added to Reserve Study
35	Pond Banks	Barry	Install coquina boulder reinforcement wall at 5 locations	no	Capital							1 to 3	\$ 40,000	Added to Reserve Study
25	Center Park Gazebo	Barry	Residents requested patio with benches at Center Park Gazebo	No	Capital							2023	\$ 12,000	Added to Reserve Study
	Creekside Amenity Center	Barry	Remove and replace cracked/broken exterior tile, replace with something more non-skid	no	Capital							2024	\$ 50,000	Added to Reserve Study
	Creekside Pools/Spa	Barry	Resurface pool, spa, and kiddie pool	No	Capital							2024	\$ 100,000	Already in Reserve study
	Creekside Amenity Center	Barry	Replace carpeting inside the building	No	Capital							2023	\$ 7,000	Already in Reserve study
26	Wild Oaks	Barry	Wild Oaks Dog Park, increase elevation and improve drainage, enhancement project	No	Capital							2023	\$ 20,000	Added to Reserve Study
37	Mailboxes	Barry	Mailbox Repairs and Replacement	no	Capital							Annually	\$ 15,000	Included in the Reserve Study already (2 per year) 30 mailbox monuments
39	Survey	DM	Budget funds for Survey and add to CIP in order to move forward with any discussion related to the fence/wall		Capital	L	M	L	L	L		2027	\$ 32,000	Added to the Reserve Study
41	Firewise	Louise	Each year, continue to budget \$30,000 in Capital for Firewise project according to 5 year plan	no	Capital							Annual	\$ 30,000	Already in Reserve Study-Board approved

Moved to General Fund (O&M) Removed from the LTCP														
29	Technology	Barry	Wild Oaks Entrance Gate Equipment Replacement		O&M						H	1 to 3	\$ 15,000	Already in General Fund-Remove from LTC
19	Powerwashing	Barry	Powerwashing, curbs, gutters, sidewalks, roadways and other common areas		O&M							Annually	\$ 5,000	Community Maintenance-Increase O&M
24	Steet signs etc.	Barry	Repaint street sign and other sign poles	No	O&M							Annually	\$ 1,000	Community Maintenance-Increase O&M
25	Street Lights	Barry	Photocell, globe, and bulb replacement.	No	O&M						H	Annually	\$ 10,000	Community Maintenance-Increase O&M
34	Pond Aeration	Barry	Annual maintenance and repairs of Aeration units	no	Capital							2 to 3	\$ 2,000	Community Maintenance-Increase O&M
36	Stormwater System Repairs & Maintenance	Barry	Repairs of underground stormwater pipe failures	no	O&M	H	M	H	H	L	H	Annually	\$ 20,000	Stormwater Repairs & Maintenance-Remove from LTC. This is currently budgeted at \$15,000, increase this expense item to \$20,000
42	Irrigation	Barry	Irrigation underground piping repairs and replacements of lines		O&M						H	Annual	\$ 40,000	Irrigation Repairs Maintenance-Remove from LTC
Additional Ideas														
16	Wild Oaks	JP	Create new or extend walking paths throughout community, Wild Oaks	No	Capital							4 to 5	Unknown	Board to discuss if they want to add this Amenity
28	Technology	Board	Upgrade Gates to include cellular communications. Upgrade gates to new communication lines and technology.	P	Capital	H	H	H	L	H		1 to 3		Need to get pricing and assign a year
27	Technology	KF, JP, MF, Dr. M	Invest in Preventative/Planned Maintenance Software System		Capital	H	L	M	L	H		1 to 3		Board to discuss and decide on whether this will remain on the LTC. Discuss with Barry.
30	Stormwater System-Management	KF, Dr. M, CH	Have management work to update/enhance/expand pond management to include suggested strategies for pond bank planting, continued weed and algae work, midge fly treatment and potential need for dredging. Partner with Experts in the industry to effectively manage the ponds (UF, Solitude, other entities).	no	Capital	M	L	L	M	L		Annually		Questions to Solitude by Supervisors. District Engineer is required to do an annual inspection report on Stormwater Systems.
31	Stormwater System-Management	CH, Dr. M	Have Engineer inspect and determine if the drainage of water from rain/storms is adequately working. Inspect for and recommend improvements to address pond bank erosion.									Annually		District Engineer to perform
32	Stormwater System-Management	MF	Underground infrastructure Inspection (water, sewer, stormwater, irrigation, lighting etc.).	no	Capital	H	M	H	M	H		1 to 3		District Engineer to provide input
28	Amenity Expansion	JP	Evaluate future community facility and physical community property needs via hiring a professional consultant		Capital	H	L	M	M	M		1 to 3		Board to discuss
29	Amenity Expansion	JP	Add launch for kayaks, canoes, paddle boards to intercostal dock area.		Capital	M	H		L	M		1 to 3		Not recommended by staff at this time
30	Amenity Expansion	JP	Future additional office space and future amenity space		Capital	L	M	L	L	L		4 to 5		Barry/Onsite Staff to make recommendation
32	Amenity Expansion	JP	Incorporate the buildable land in the center area into the Wild Oaks open space planning. Although there are constraints due to the Eagle Nesting, we don't know what we can use for recreational, or facilities use.		Capital	L	L	L	L	L		4 to 5		Board to discuss
33	Amenity Expansion	MF, Dr. M, KF	Tiki Bar as the fun-Café – using this facility for “fun events and an entertainment venue”. Additionally, another rental facility to Residents for their get togethers. Repurpose Tiki hut into a multipurpose room or sports bar.		Capital	L	M	L	M	L		4 to 5		Further Discussion and Direction by the Board. Either paint/repair and update or remove and use as additional shaded space for outdoor use/rental (open air concept under roof)
34	Amenity Expansion	MF, Dr. M	Practice Croquet area re-use plan and targeting for Resident activities. This area potentially can be the platform for a Fitness Center Expansion should we identify a need for more equipment and workout space. The croquet area may be ideal as a small park with picnic table and shade trees. The area has easy access to the Café, other amenities, and is next to the military memorial which could be incorporated thru natural paths. Solicit survey from Residents on the best use of the practice court.		Capital	H	M	H	H	M		1 to 3		Barry/Onsite Staff to make recommendation
36	Parking Lot Expansion	CH	Village Center: The next parking area target needs to be the south parking lot expansion. Considering the growth in Pickleball courts and the subsequent increase in usage, we will be facing a continuing parking space challenge at our primary facility.		Capital	M	H	M	L	H		1 to 3		Barry/Onsite Staff to make recommendation
38	Acquisition of perimeter fence	JP, Dr. M, KF	Consider taking ownership of the perimeter fence and buffer land for security and noise abatement. Could consider just taking responsibility and right to maintain/replace the fence and area		Capital	M	L	L	L	M		4 to 5	Unknown	Board decided against the survey in 2022, budget in 2023. Cannot move forward with the permitter fence maintenance and ownership responsibility without the survey.
39	Roving Patrol/Guards	Barry	Evening only, Roving Patrol/Guards for Security								H	1 to 3	\$ 60,000	Board Decision: Stay or Remove
40	Staffing Levels	KF/Barry	Evaluate current operational needs, future needs, and staffing levels.		Capital	H	M	H	M	M		1 to 3	\$ 75,000	Board Decision on Barry's recommendations
Landscape/Irrigation														

H High  
M Medium