

HEDGES, BUSHES AND TREES PLANNING.

The following is the plan for ground maintenance inclusive of grass either improvement or replacement and the planting of new trees mainly due to Irma and also the replacement of some trees following the current summer trees trimming as some of them will be completely removed from the site.

1. Hurricane preparation

Every spring we trim down our larger trees in preparation for hurricane season and this year will not be different, except we will do a lot more. Trees alongside Miner Road that were cut by Asplund Co. on a contract from FPL, a more ugly work is for sure not possible. The first tree to go down will be the one outside our property limit that hangs over Miner Road on the east side of our exit.

On the south side of our property line along side Miner Road most of the trees will either be severely trimmed or completely removed, they are now bending toward our buildings and this is a very serious situation.

Every large tree will be looked at and a decision to either trim down or remove will be made depending on their specific condition. This work is estimated to cost at the minimum \$12,000.00, the cutting is one thing, and the hauling of debris is also very costly.

We will remove 2 Japanese flower trees by the south side of building 7, one tree on the south/east corner of building 5 and an Oleander by the north/east corner of building 7.

2. Grass/ sod

We have many areas of our grass that need to be replaced, during first weeks of April 2018, we will apply a fertilizer with an herbicide and see the reaction on the weeds. Following this, we will determine the areas that need to have multiple (round up) applications in order to kill the weed. A specific procedure of application needs to be followed, like cutting weed and grass close to the ground before the application and also the watering process during that period.

The weeds will then be removed and new sod will be laid with some new dirt put under where necessary. An application of milargonite and then the installation of the new sod. Estimated cost for the grass process is \$7,000.00 for labor and material.

Specific areas under consideration are:

- The North side of building 19, by unit 400, 401, 402 and 403
- Between buildings 27 and 28
- The north/west side of building 35
- The east side of building 23
- The central entrance alley way to the fountain
- The west side of building 9
- The north side of building 15
- And a series of smaller areas

Some ground levelling will also be necessary, for example on the south/east corner of building 46 by unit 801, on the south side of building 6, the north side of building 19 by unit 400 to unit 403, and also a series of small cavities around the site.

3. Trees replacement

Tree replacement following the work under item 2 and this section, we can forecast the cost to be \$16,000.00.

We are also projecting the following tree planting following the damage generated by Hurricane Irma:

- South side of building 6, planting of a Christmas palm tree, near the fire hydrant
- West side of building 9, planting of a Christmas palm tree, on south/east side of fountain or a 3 trunk palm tree
- On the east side of building 46, planting of 2 Christmas palm trees, this needs to be coordinated with the planned work to create a double entrance way for our entrance gate system, that will require the relocation of the hedge along side the entrance way.
- On the south side of building 36, planting of a Christmas palm tree, an existing plant will be removed close to east corner of the building.
- On the east side of building 42, planting of a Christmas palm tree, there will need to be some adjustment to existing plants. It will include the planting of a twisted leaf croton on the south/east corner of unit 542.
- On the north side between building 5 and 7 following the cutting of a very large tree.
- On the south side of building 7, planting of a 3 trunk palm tree.
- Two more 3 trunk palm trees, one in front of unit 600 and one in front of unit 602, it may be over done, a lot is already in front of 602.
- Consideration should be given for the upgrading of the central alley, from the north side of building 23 to the central fountain, to add a flowering zone.

4. East side of property along side of track

All dead trunks and branches will be removed with the upcoming big trees trimming in relation to the hurricane preparation work in order to create more sun access to the Areca palms alongside the retention pound. Those palms will also be cleaned as mentioned in the summer projects list. The second fence, the most eastern one, will for sure be damaged and if budget allows we will repair it. This will create a better view from the passenger train. The cost is estimated at \$ 6,000.00 for the tree cutting or removal and partial fence repair work.

We will also decide on removing all or part of the pine trees next to the petanque, we can see that our new Areca plants and the Oak tree are not growing well near the pines.

Then when item 1 and 4 are completed the area will be cleaned, leveled and treated for vines and other type of weeds.

5. Hedge on the west side of property

We talked about this for many years, we have replaced small portions of it over time, now we need to make the call. The north/west first 300 feet need to be replaced and the fence will need to be replaced or repaired. If we do the work our self with help from volunteers, just to do this section it will cost over \$20,000.00. If we do the full length it is \$80,000.00, we should plan to do this over a 3 year period.

The selection of the replacement plants and the size of them will greatly influence the cost.

6. Hedge on the north/east side of exit facing Miner Road

Following the decision on the larger trees in that portion of the property we will have to replace a good portion of the hedge for about 100 feet, the shade created by the existing larger trees is not helping the growth of the ficus hedge. There is a type of hedge plant that require less sun and we will investigate. The estimated cost for that section is \$6,000.00.

7. Hedge in front of building 46 along side entrance pavement.

Depending on the decision about the entrance gate, if we have a go ahead with the modification for a double entrance way, a replacement hedge will be required to the west of the existing one for about 25 feet, the estimated cost is \$2,000.00.

8. Regular maintenance/replacement of bushes

On a regular basis the usual program of replacing dying or dead bushes will continue, we estimate that about \$2,500.00 will be required to do so. There are some medium sized trees that also need to be straighten up, this will be done when we have the appropriate equipment on site in order to do other tasks, like the planting.

It will include at a minimum the following:

- Check all court yard small bushes and replace them
- Hide satellite TV dish by south of unit 346
- The island between building 36 and 37

9. Owners request and non-authorized plantings

Every year we are faced with same situation, owners on their own decide to plant a small tree or bushes, even if we state that this is not authorized and will not be authorized they still do it, now these plants will simply be removed from the property. This type of planting presents problems for the Association and it needs to stop. Over the summer months photos of all sides of the buildings will be taken and then they will be used for comparison in the future. We have always stated that “you dig, you brake and you pay”, this will continue to be applied but we will also remove what you plant.

Flowers in pots are permitted, as long as you do not put them in ground later on.

10. Conclusion

Your Board will finalize a recommendation by the end of April, it is obvious that on a priority basis we have to address the North West side of the property from the north end of building 29 to the north end of building 30, then grass replacement and the remaining will follow in accordance not only with the Board recommendations but also with availability of plants, equipment and volunteers or contractors.

It is an ambitious but required program if we do it over a 2 years span the total cost is \$71,500.00 for 2 years in a row. From the current year's budget we have \$10,000.00, so for the 2018/2019 budget we will require \$61,500.00 equivalent to an increase in monthly fee of \$12.00 per month.

If your Board recommends to do everything in the coming 2018/2019 budget year then the fee for the coming year will go up by \$25.00, and this just for this item. Your Board may elect to spread the expense over a number of years, inclusive of the lamp post replacement.

Remember that in accordance with our documents we cannot increase costs by more than 10% or \$32.00 per month, if we use \$25.00 out of the \$32.00, there will be a very

limited amount to cover other potential increases like insurance or public utilities, as we write this memo there is no tangible development on the water and sewage front with the Town of Hypoluxo.

Remember we have more and more work assigned to contractors and this will continue to go up in the future.

Thanks

Andre Mongrain

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