

Springhurst

Terrace Condominium Association

MAINTENANCE MEETING

August 1, 2019 at 6:00 p.m.

8757 State Hwy N, Lake St Louis, MO 63367

Flood Lights

Flood lights were added to all entrances in 2017-2018. This project cost \$9,000.

Gangway Bridges

Building 1000 on Spring Creek Ln was replaced with AZEK in 2018 as a test to see how it would hold up to the winter conditions. No substantial issues occurred, and the board has decided to continue using AZEK for all future bridge replacements. The cost of this project is estimated at \$54,000.

Painting

A painting rotation will begin this September beginning with 1000-4000 Spring Creek Ln. The exterior of the buildings will be power washed prior to painting. A five-year contract was signed with CertaPro at a cost of \$27,400 per year.

Parking Lot

The Spring River parking lot was resealed in 2018 at a cost of \$7000. Bids are being collected to have the Spring Creek/Spring Forest parking lot resealed in 2020.

Patio/Deck Columns

It has come to light from home inspection reports that the deck posts are deteriorating. Per Section 3.5(c)(4) patios and decks are considered a limited common element and therefore an owner responsibility. The cost of this repair is estimated to be about \$1000 each and should be split between the three units.

Power Washing of Breezeways

The breezeways were power washed in 2017 at a cost of \$8300.

Roof Replacements

Roofs replacements are scheduled to begin the week of August 12, 2019. The worst buildings will be done first starting with 13000 & 10000 Spring Creek Ln, so that interior repairs can be made. Notices will be posted and sent via e-mail as each building is getting ready to begin. The cost of Roof Replacements will be about \$500,000.

Sidewalk Replacements

Portions of the sidewalk along Spring Creek Ln and Spring River Dr were replaced in the spring of 2019. The cost of this project was \$22,000.