

Sewer Lift Station Relocation Project Inspection

Present: Michele Logan, Jerry Walden and Danny Cutchen

March 2, 2010

HOA Board Concerns/Issues Addressed

1) Timber Ridge Drive.

a. **Low spots**-Discussed the low spots that hold water. One being in front of 1429 Timber Ridge Drive and the other at the curve between the pond and Teen Challenge. Both low spots will be filled and smoothed out to blend with the existing pavement.

b. **Repave**-Discussed repaving between 1429 Timber Ridge Drive and Bent Willow Drive. Timber Ridge has really taken a beating with the heavy trucks over the last several months. This request was deemed reasonable. The City will request a price to complete the request.

2. Sod.

a. **Pavilion**-Discussed disturbed areas near the pavilion: near the fire hydrant, between the fire hydrant and the large bush, between the clump of large trees and the middle of the pavilion area, along the edge of the pond, and the small area between the pavilion and the pond. All disturbed areas, to include the areas listed, will be smoothed, sodded and feathered to smooth out the edges.

b. **Teen Challenge**-Discussed the disturbed area along Timber Ridge Drive, in front of the little holding pond. Seed will be used to improve this area.

c. **Near Old Sewer Lift Station**-Discussed the area under the trees near the old sewer lift station. Mulch was used in this area prior to the project. The mulch has been replaced.

3. Bench.

a. Discussed the fact that the bench, which sat between Teen Challenge and the pond, is now in the water at the edge of the pond. The bench will be removed from the water and placed in its original spot.

4. No solicitation sign.

a. Discussed the solicitation sign, that is now missing, that was posted on Timber Ridge Drive, between Teen Challenge and the pond. The City will ask the contractor if they have the sign. If not, a sign will be created. If created, the sign will read:

No Solicitation
Private Property
Residents
&
Guests
Only

5. Grates on Timber Ridge Drive and Red Oak Drive.

a. Discussed the need to clean out the grate on Timber Ridge Drive. This concern had been previously discussed. Grate was cleaned out. A sandbag was found in the grate. It appears that someone attempted to use a sandbag to plug the pipe in the woods to prevent water from flowing into the pond. This is not a good idea. This should not be done in the future.

b. Discussed the need to clean out the grate on Red Oak Drive. The grate was examined at inspection. It was determined that the grate was clear of all debris.

6. Water spigot and backflow.

a. Discussed that fact that the HOA Board ask that a water spigot and backflow be left so that there will be access to water. The spigot and backflow could not be left. The spigot and backflow were part of the sewer lift station. The backflow belonged to the Sewer Department. The HOA will be responsible for having a spigot and backflow installed.

7. Missing Fence pieces.

a. Discussed the missing fence pieces. Three panels, between Teen Challenge and the pond, and two rails, on Red Oak Drive, will be replaced. Fence pieces can be purchased from Florida Fence and Deck.

8. 1429 Timber Ridge Drive.

a. Discussed restoration at 1429 Timber Ridge Drive. Homeowner lives out of town. Michele Logan met with the homeowner on December 24, 2009, to discuss the project and review easements. Michele has corresponded with the homeowner throughout the project. Homeowner's father met with Michele and a contractor employee to discuss restoration and plants/trees that the homeowner would like planted. The plants/trees have been ordered. Michele advised the homeowner's father of the same. Michele will meet with the homeowner's father to inspect the restoration after it is completed. Michele will contact the City with the results of the inspection.

9. Locks on wet well.

a. Discussed the fact that there are two locks on the wet well. Michele Logan has a key to the new lock. The other lock belongs to the City. This lock will be removed when the project is complete.

10. Warranty for sod and other work.

a. Discussed whether there is a warranty on the sod and/or other work. There is a two year warranty for both.

11. Injection well.

a. Discussed how the overall project may have affected the injection well. Michele Logan discussed the existence of the injection well with the City prior to digging in that area. It was discovered that there was one non-working pipe, that was not connected on either end, and two functioning pipes. Michele and a City employee discussed taking pictures of the pipes as the work/digging was done. Pictures in fact were taken. Pictures will be given to the HOA Board for Timber Lake's records.

12. Orange flags on electrical lines.

a. Discussed the orange flags on the electrically lines. All flags will be removed.

13. Clear all project debris.

a. Discussed the removal of all debris when project is completed. The majority of the debris has already been removed; however, all debris will be removed when the project is completed.

14. Water puddles.

a. Discussed the water puddles near the edge of the pond, between the old sewer lift station and the pond, and in the grassy area between 1429 Timber Ridge Drive and the pavilion. The holes will be filled and sodded.

15. Repair Flume.

a. Discussed the crack in the flume. The crack has been repaired.

Additional Information

The City will contact Leon County regarding the easement. If the County wants the easement, the City will give the easement to the County. If the County does not want the easement, the easement will be given to the Timber Lake HOA.

Teen Challenge Concerns/Issues Addressed

1. Culvert from Teen Challenge to pond is not clogged and draining properly.

a. Discussed the need to ensure that the culvert is not clogged and is draining properly. The culvert was examined at inspection. The culvert was not clogged. The culvert appeared to be draining properly as water was flowing.

Homeowner Concerns/Issues Addressed

1) Repair tire-tread marks on the grassy area near the pavilion.

a. See HOA Board concerns/issues to address.

2) Re-sod all the grassy area and the sides by the road.

a. See HOA Board concerns/issues to address.

3) Ensure that the fence is put back into proper place and that no damage has been done to it in its removal.

a. See HOA Board concerns/issues to address.

4) Replace any trees or bushes removed or damaged during the renovation.

a. Discussed the removal or damage to any trees or bushes. There was only one tree, between Timber Ridge Drive and the old sewer lift station removed. The tree will not be replaced as it would be in an area that could cause problems with the pipes. Michele Logan advised that this is not a problem.

5) Ensure no damage has been done to the drains on Timber Ridge and Red Oak Dr.

a. See HOA Board concerns/issues to address.

6) Ensure that the drains are clear of construction debris.

a. See HOA Board concerns/issues to address.

7) Ensure that no potentially damaging materials are left behind (nails, screws, metal pieces, etc.).

a. See HOA Board concerns/issues to address.

8) Ensure that the well is intact and accessible by the Board.

a. See HOA Board concerns/issues to address.

9) Check the level of the pond has been "drained" to its previous level (essentially that the city didn't put water into it, regardless of their promise that they wouldn't).

a. Discussed this concern with the City. Level has not been checked as the City did not put any additional water into the pond.

10) That the bad patch job on Timber Ridge will be properly repaired/repaved.

a. See HOA Board concerns/issues to address.