

JL POA Special Assessment

Update May 24, 2023

The Special Assessment projects have been moving forward on the three-year schedule to improve the outdated infrastructure throughout the campus. The following is an update of the work both completed and currently underway:

- Roadways
 - The roadway system has been milled to completely remove the old surface and repave it throughout.
- Irrigation, pumps, piping, zones, and controls
 - The 5 major irrigation pumps are now installed and operating with only two pump systems left to be completed. These are in fabrication and scheduled for installation shortly. Additional strainers are currently being added to all the pumps to improve their efficiency and reduce the maintenance.
 - The overall project should be completed by mid-summer with a major improvement in the effectiveness of this system.
- Lighting
 - Replacement of all the streetlights is complete with some added where necessary. New walkway lighting has been completed with additional walkway lights added where they were previously dark.
 - A streetlight will be added on Barrow Island Road across from golf maintenance to improve one last intersection lighting and some deck lights will be installed at the crosswalks.
 - The increased lighting at the junctions of our streets and along the walkways has been significant.
- Dredging
 - We are awaiting the final permit to be able to commence saltwater dredging on our waterways. Bidding for the dredging and the methodology for handling the spoil removal is underway.
 - Dredging should start in late June - July.
- Landscaping
 - North Gate landscaping work and other landscaping to support the new projects has been completed. There will be some work remaining at the Central Gate when it is completed.
 - A landscaping upgrade has been designed and bid for the Capt. Kirle area and is ready to proceed.
 - The final area to be anticipated will be at the Casseekey Island Road along Alternate Route A1A.
- Sidewalks and Promenades
 - Major replacements have been completed.
 - A project to address improving both ends of the promenade between Hidden Cove and the JLGC parking lot will take place in early June. This is a joint effort (*including the expense*) of the POA and the JLCG and should remove the requirement for the “yellow” bollards currently located at each end.
 - There is also a walkway revision to be installed at the approach to the Central Gate to improve the safety of that area. This will be incorporated into the rebuild of the Central Gate.
- Seawalls
 - The badly deteriorated seawall under the Barrow Island Road bridge has been removed and replaced with a new vinyl sheet pile seawall.

- Gazebos
 - A study has been conducted to review the POA gazebos that are located adjacent to the Barrow Island Bridge and how to best use the facilities. The area had to be closed for safety reasons due to a section of the heavy roof tile decking breaking through. The current new design includes replacing the north side gazebo roof structure with a new metal roof system, removing the south side gazebo (*replacing it with an open deck area*), eliminating the finger piers at each end of the complex, removing and replacing the decks with a more useful synthetic decking product, and installing a more attractive perimeter railing. This concept has been presented at POA meetings, the Presidents' meeting on March 13th, and to the Traders Crossing board to establish the best final solution.

- Gate Houses
 - South Gate is now open.
 - Central Gate is starting the demolition of the existing gatehouse and the new building construction. The project is a larger two-story building which will house the main upgraded security operation and allow for flexible space in the future should there be a need to house security staff onsite temporarily.
 - After completion of the Central Gate, the North Gate will be renovated in a similar fashion.
 - All gates will have new emergency generators with natural gas (2) or propane (1)

- Budget
 - We are constantly tracking the costs associated with this work. We recognize that some line items will be over their original projection while others are indicating savings. The most important point is that at the present time the overall special assessment budget is "on track"!

- Resources
 - It is important to recognize that the POA does not have limitless in-house resources. This program has involved a great deal of NEW projects in addition to the normal yearly maintenance work. **We are very fortunate to have Sandy Matteson, Luke Jones, and John Laffrey working hard to make these projects successful.**