

Bear Island HOA

Irrigation and Water Committee Report



Tuesday - July 5, 2011

Pumping System

- 5/2/11 - Requested everything related to pumping system to go through the committee

PM Reports/Documented Issues

- No PM reports received since last report

There is an issue with the manifold (see pictures below). \$350 per "patch". Manifold is rusting from the inside out (apparently). \$3785 for replacement.

Other than the cost to float intake and cost to replace pump has community paid for or approved any other work?

Intake Screens

- It appears that the intake system is now being floated.

Pump System Failure Proactive Solution

- What has been done regarding this issue? Did a letter go out?
- Recommend new lock/repair locking mechanism to power off switch.
- Received quote for horn/warning light - \$2839. Asked for separate quotes.
- Scott agreed to check the pump hose daily for any pump failures. We need a long term solution.

Surfactant System to save water usage

- NOT currently involved in "surfactant" system quotes.

Approvals/Decisions Needed

- Approve current quote for horn/warning light - \$2839?
- Approve quote for new manifold \$3785?

Irrigation, Sprinklers and Zones

- 5/2/11 - Requested everything related to sprinklers and zones go through the committee
- Waiting on timing information from Bruce to give to Mr. Johnson.
- Need to bring in Mr. Johnson to help us with timing. Board already approved up to \$500 for consultation fees. Waiting on timing chart.
- Requested timer lock combinations/keys to be held by IWC.
- Mary Church - "Water Pressure" issue?
- Status on recommendation to board to consider educating community regarding the use of rain barrels to conserve water?

City Water Meters

- 5/2/11 - Requested everything related to City Water metering go through the committee
- Nothing new to report. Waiting on action request from board.

Backflow Repair

- 5/2/11 - Requested everything related to City Water infrastructure go through the committee
- Not currently involved with anything related to back flow inspection/repair

Water Shutoff Valves (est. 25-50 broken, 25 missing)

- 5/2/11 - Requested everything regarding shutoff valves to go through the committee
- OHara did not complete the agreed effort to make the valves accessible. Is the board going to require them to complete the work or hire someone else to perform the work OHara has already been paid to do?

-
- Requested additional information/quotes from Catoe & Sons regarding cost to locate missing boxes and an estimate on the number of boxes that need to be replaced.
- Suggested alternative solution for boxes with "popped" lids. Possibly use larger lid or other type of cover to keep dirt out. Eliminates full replacement.
- Agreed with Scott to raise boxes 2" above ground level
- Board agreed on replacing broken boxes with concrete, 2" above.

Quotes - Cost Per Box (est. 25-50 boxes)

VENDOR	SPECS	PLASTIC	ROUND	CEMENT	COMMENTS
Catoe	<input checked="" type="checkbox"/>	\$95	\$90	\$147	Will put down felt cloth, gravel
OHara	<input type="checkbox"/>	\$208	?	\$212	Current quote missing info.
Flamingo	<input type="checkbox"/>	\$215- \$230	?	\$250	Doubled initial quote? 100 at a time?
	<input type="checkbox"/>				

Missing Boxes (est. 22-28)

ADDRESS
1225 Gator Trail
1165 Gator Trail
1155 Gator Trail
1145 Gator Trail
1115 Gator Trail
2720 Clubhouse
2795 Wilderness
2855 Wilderness
1535 Wilderness
2770 Meadowlark
2705 Meadowlark

ADDRESS

2710 Whitewing

2720 Whitewing

2755 Whitewing

2800 Whitewing

2800 Wilderness

1410 Wilderness

2735 Meadowlark

2730 Meadowlark

1490 Wilderness

1470 Wilderness

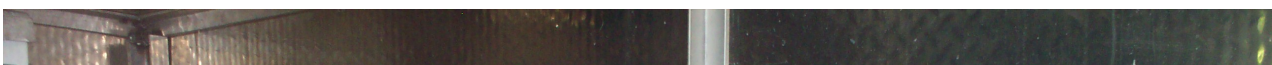
1560 Wilderness

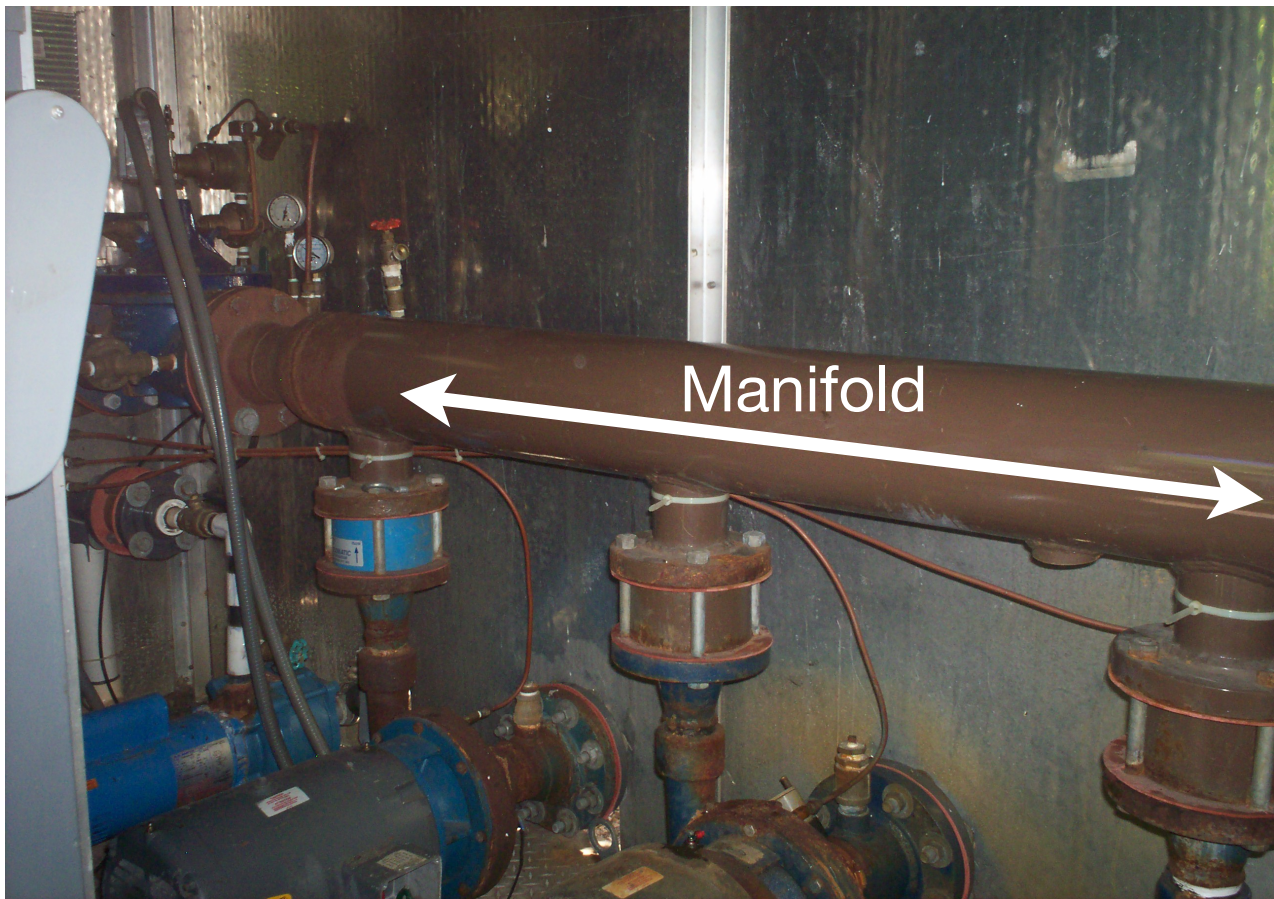
2770 Wilderness

Waiting For...

ITEM

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Itemized quote for alarm & warning light solution from Sullivan |
| <input type="checkbox"/> | Surfactant info from Sullivan |
| <input type="checkbox"/> | Meet with Bob Johnson regarding irrigation zone timing |
| <input type="checkbox"/> | Keys/Combinations for pumping station & irrigation timer boxes |
| <input type="checkbox"/> | Status of Intake Screen inspection |
| <input type="checkbox"/> | Quote from Catoe regarding finding/replacing water shutoff valve boxes. |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |





+cland | 1-4" weld neck Flange | 1-4" GASKET
- 2" check valves ? old

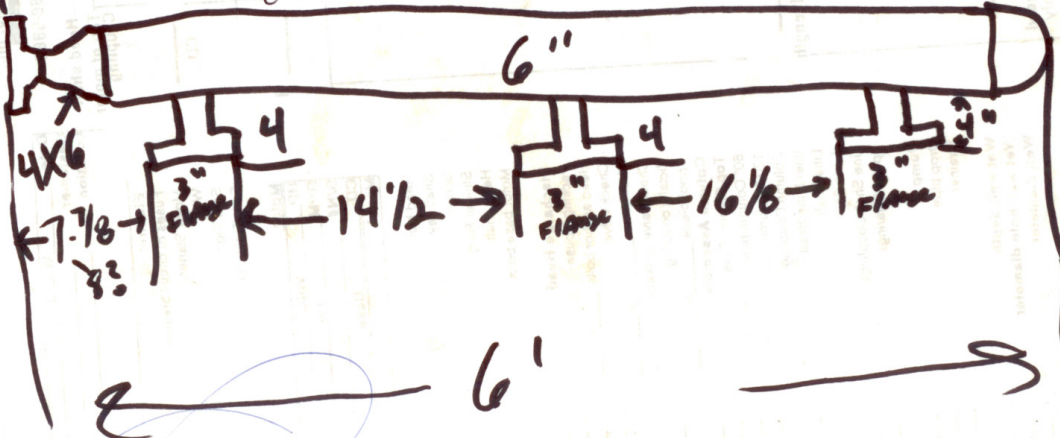
BEAR 20"

- 1 - 4" X 6" CONC. REDUCER
- 6' - 6" PIPE STEEL
- 2 - 3" PIPE STEEL
- 3 - 3" STEEL FLANGES
- 1 - 6" STEEL CAP
- 6 - 3" GASKETS

- 2 - 1/2" SILENT
- 8 - 5/8 X 3" BOLTS + NUTS
- 12 - 5/8 X 6 1/2 BOLTS + NUTS

12 hours SHOP (FAB)
8 hours - 2 guys - (INSTALL)

4" HOLD UP



Bruce
561-715-4627

2 - 3" CHECK VALVES

CS8088