

Architectural Committee Meeting Notes – May 29, 2024

1. Woodwork project completed
2. Upcoming Electrical projects
 - a. Get bids for work (see below)
 - b. All buildings

Removal of outlet in soffit

- If switch activated, disconnect wiring.
- Install appropriate cover.

- c. Onyx Court and street facing

Front door lights

- Verify how these are wired
- Replace globe lights with electrically powered lights – top portion outward facing, subdued lighting, bottom portion downward casting flood lights.
- Switch activated or dusk to dawn?

- d. Dune Court

Porch and Front door lights

- Replace porch lights with switch activated LED lamps
- Replace carriage lights with electrically powered lights dusk to dawn lights (like service drive functionality) outward facing subdued lighting
- Current power allocation is one switch for both lights – can this line be split so Front light is hardwired and porch light is switch activated

- e. Both Courts – suggestion

- Add solar powered, motion sensor lights to both courtyards to discourage trespassing and assist owners in nighttime navigation.
- Suggested placement – one on each corner of each pergola

3. Upcoming Painting project
 - a. Get bids for work (see below)
 - b. Research possible paint colors for siding and trim

4. Bid considerations

- a. Electrical
 - i. Materials and labor cost for outlet removal – all units
 - ii. Materials and labor cost for globe light removal and fixture installation - Onyx Court and street facing
 - iii. Materials and labor cost replacement of porch lights - Dune Court
 - iv. Materials and labor cost for carriage light removal and new fixture installation – Dune Court
 - v. Materials and labor cost for solar fixture installation – both courtyards

- b. Painting bids – areas of consideration
 - i. Materials and labor cost for prep work - scraping, sanding, patching holes and cracks
 - ii. Cost of paint
 - iii. Labor costs to paint siding, trim, concrete walls (inside, outside), gates, metalwork on street entrances (do we include front doors in the bid).
- 5. Tentative timeline
 - a. Electrical
 - i. Bids – November 2024
 - ii. Select contractor – December 2024
 - iii. Start date – January or February 2025
 - b. Painting
 - i. Bids – February 2025
 - ii. Select contractor – March 2025
 - iii. Start date April or May 2025 OR October 2025 (if bidding process takes longer)

Lighting examples (for illustration purposes only)



LANFU LED Aluminum Waterproof Outdoor Wall Sconce, Outdoor Wall Light 6W 100-277V 3000K Outdoor Cube



LMP LED Square Up and Down Lights Outdoor Wall Light, Body in Aluminum Waterproof Outdoor Wall Lamps



Up and Down Outdoor Wall Lights Fixture - ETL Listed, Aluminum Waterproof Wall Mount Square Design



TEBLAMPUE Dusk to Dawn Led Outdoor Lighting,



Tuffenough Solar Outdoor Lights 2500LM 210 LED Security Lights with Remote Control, 3 Heads Motion Sensor Lights