

Bay Court Condominium Association
Reserve Funded Maintenance Plan - Proposed

Prepared by Joe Ingram - Secretary

Major Projects for Common Areas

5/5/2016 - updated

UNDER REVIEW BY BOARD - SUBJECT TO CHANGE IN JUNE-JULY 2017

Annual Inflation Factor for future work 3% 3% 3% 3% 3% 3% 3% 3% 3% 3%

						Next Replacement Year										
						2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Item	Description	Base Date	Cost at Base Date	Basis for Est Cost	Life											
Roof Shingles	Replace Roof shingles, flashing, drip edge - See project specs	2005	131,500	Actual -2005	20									182,785		
Facia Boards	Repair/replace as needed	2003	2,100	Sylvester	15		2,415									
Dryer vents	Dryer vents were replaced in 2008 and are now contained within the bounds of each unit and will be the responsibility of each home to maintain, repair or replace.	2008	15,000	Actual	30											
Gutters	Front side of all bldgs - replace	2003	2,975	Actual	15		4,314									
	Rear side of all bldgs - Replace	2006	2,975	Actual	15				4,314							
Paint	Enty trim and facia boards	2005	6,000	Actual	6	8,354					9,858					
Paint	All exterior surfaces	2005	58,000	Stapleton Painting	12	70,000										
Exterior siding	Repair and replace as needed	2004	2,000	Actual	6					3,286						
Grounds	Trees - Prune and Trim	2003	1,800	Actual	1	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	
	Plant shrubs - 12	2006	1,200	Board	12		1,632									
Screens	Replace as needed - Individual Homeowner cost															
Parking Lot	Patch,seal, and mark parking lines	2005	10,000	Actual	8					15,376						
Parking Lot	Minor patch,seal, and mark parking lines	2005	3,000	Actual	8	3,000										
Parking Lot	Complete resurface (to be determined)															
Gas meter enclosures	Repair and replace as needed	2004	1,800	Actual	15			2,610								
Strom water drainage system	The permit for this system is under review by State of Vt and future repair/improvement is not known at this time.	2015	41,200													
Annual Totals						84,354	11,451	5,793	3,278	7,691	22,140	13,440	3,690	186,585	3,914	
Annual Totals by Home						1,506	204	103	59	137	395	240	66	3,332	70	

Homeowner Maintenance for [Limited] Common Area to be done as a group - See Annual Budget

(Numbers listed are for 56 homes working together)

Dryer vents	Inspect and clean terminals monthly	2016	840	est @ \$15 x 56
Bath vents	Inspect and clean annually	2016	2,800	est @ \$50 x 56
Decks	Inspect and clean annually	2016	4,200	est @ \$75 x 56