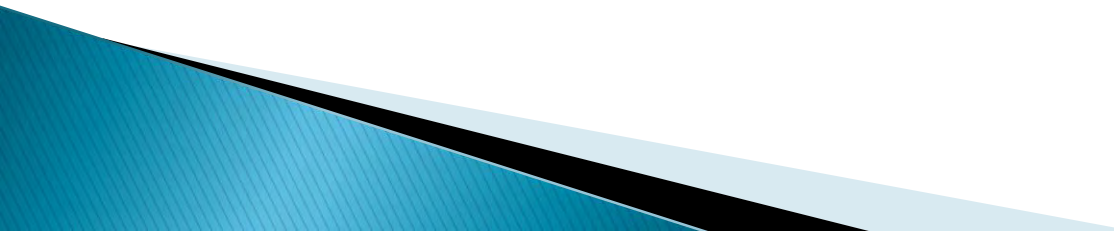


**Harbor Ridge of Palm Harbor HOA  
BOD Project Status update  
Erosion Control Project  
August 2020**

# Erosion Control Project

## Background

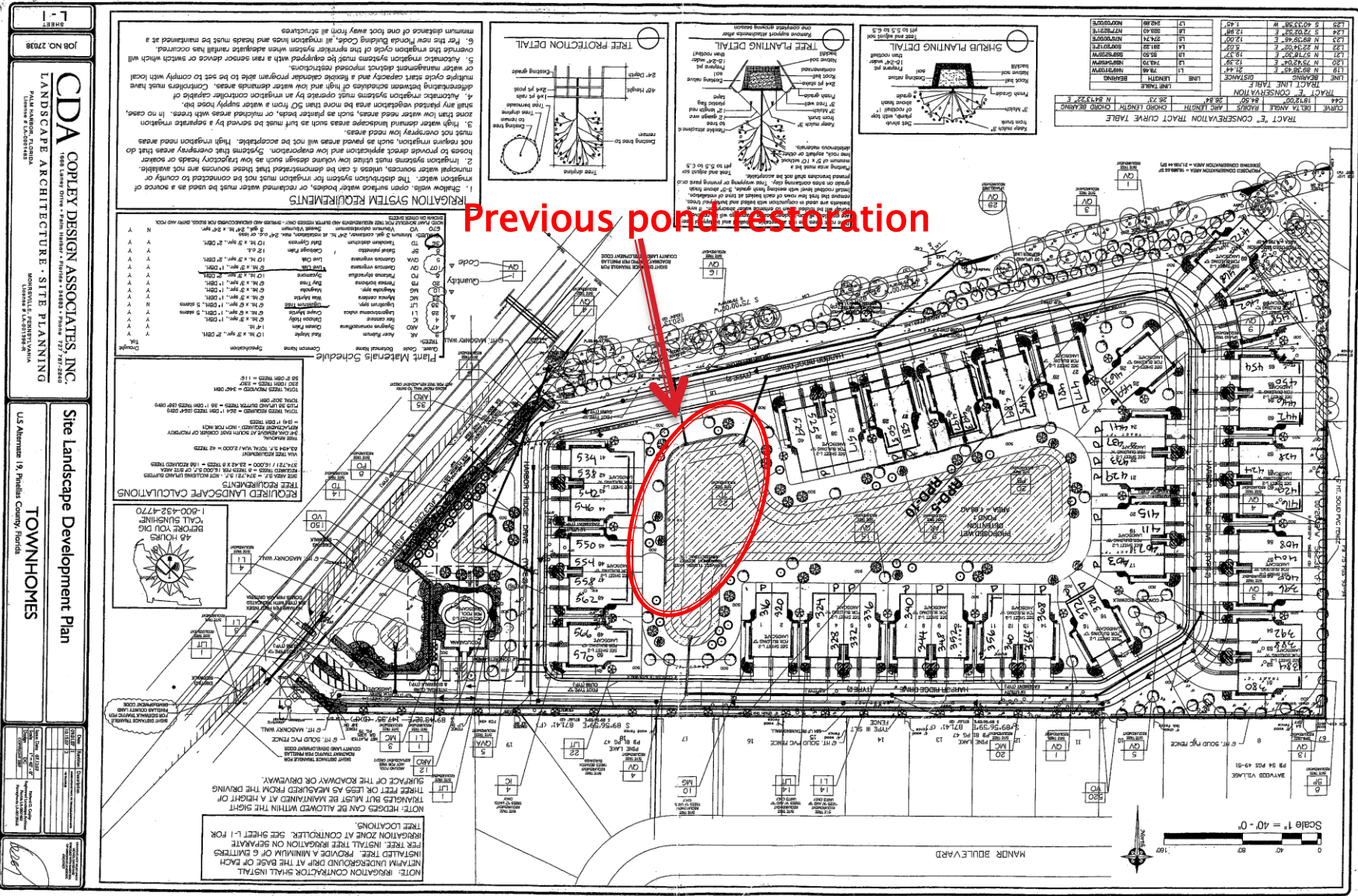
- ▶ On Feb 2017 a Reserve Funding Study was commissioned to define the future financial needs (30 yrs.) for the upkeep of the community major components. The calculations included a 2.50% Inflation rate over the course of the study.
  - ▶ At the time of the study, some erosion was noted at the large pond (1196' perimeter), recommending a remediation of the shoreline on 2020.
  - ▶ The Funding Reserve Analysis is available to all homeowners at the Harbor Ridge of Palm Harbor HOA website ([harborridge.org](http://harborridge.org))
- 

# Erosion Control Project

## Current Situation

- ▶ Two Suppliers were invited to quote the Pond bank erosion remediation
  - Solitude Lake Management
  - Gulf Coast Lakes & Wetlands
- ▶ Information related to the original shoreline repair has been requested to Developer.
- ▶ During the inspections, both engineering firms suggested the erosion be driven by:
  - Wind (on the east side of the pond)
  - Water run off resulting from “buildings” around the pond

# Erosion Control Project





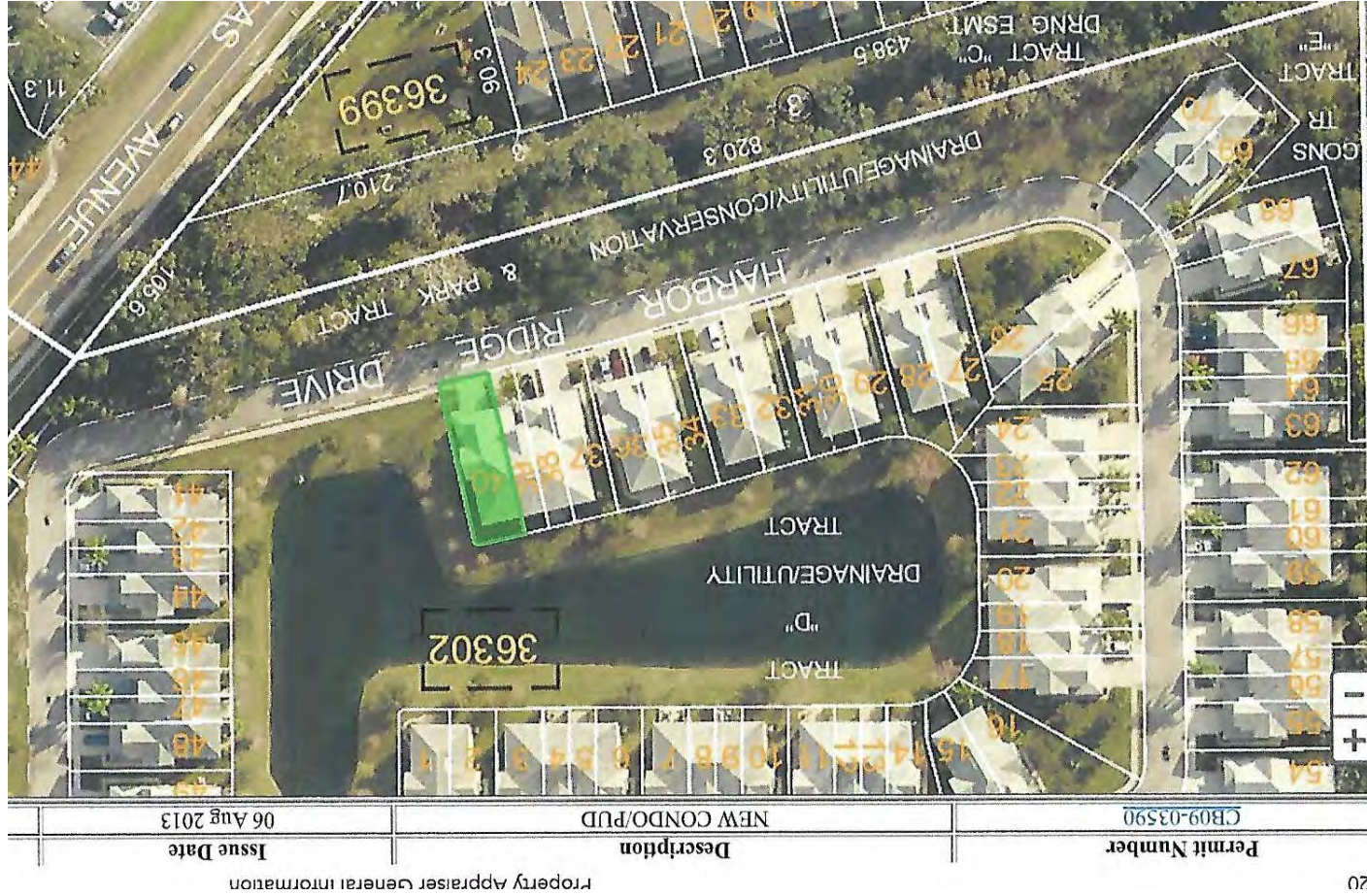
# Erosion Control Project

## Project Plan

- ▶ Current members supporting project
  - Sonia Bermudez
  - Steve Bove
  - Nancy Hawkins
  - Don Donato
  - Dan McNeill
  - Herman Archie
- ✓ Legal consultation to define responsibility for gutters & drains installation cost
- ✓ Request Quotes to address Pond erosion
- ✓ Added to scope - Gutters Installation - Request Quotes
- ▶ Added to Scope - Piping to direct water to pond - Request Quotes
- ▶ Complete Engineering assessment – Site visit on 9/7/20
- ▶ Evaluate Engineering recommendations – Board members & support team
- ▶ Review with Suppliers – to ensure alignment
- ▶ Review project funding requirements – Schedule Special Meeting
- ▶ BOD vote on project execution
- ▶ Project execution

# Erosion Control Project

## Current pond area aerial view

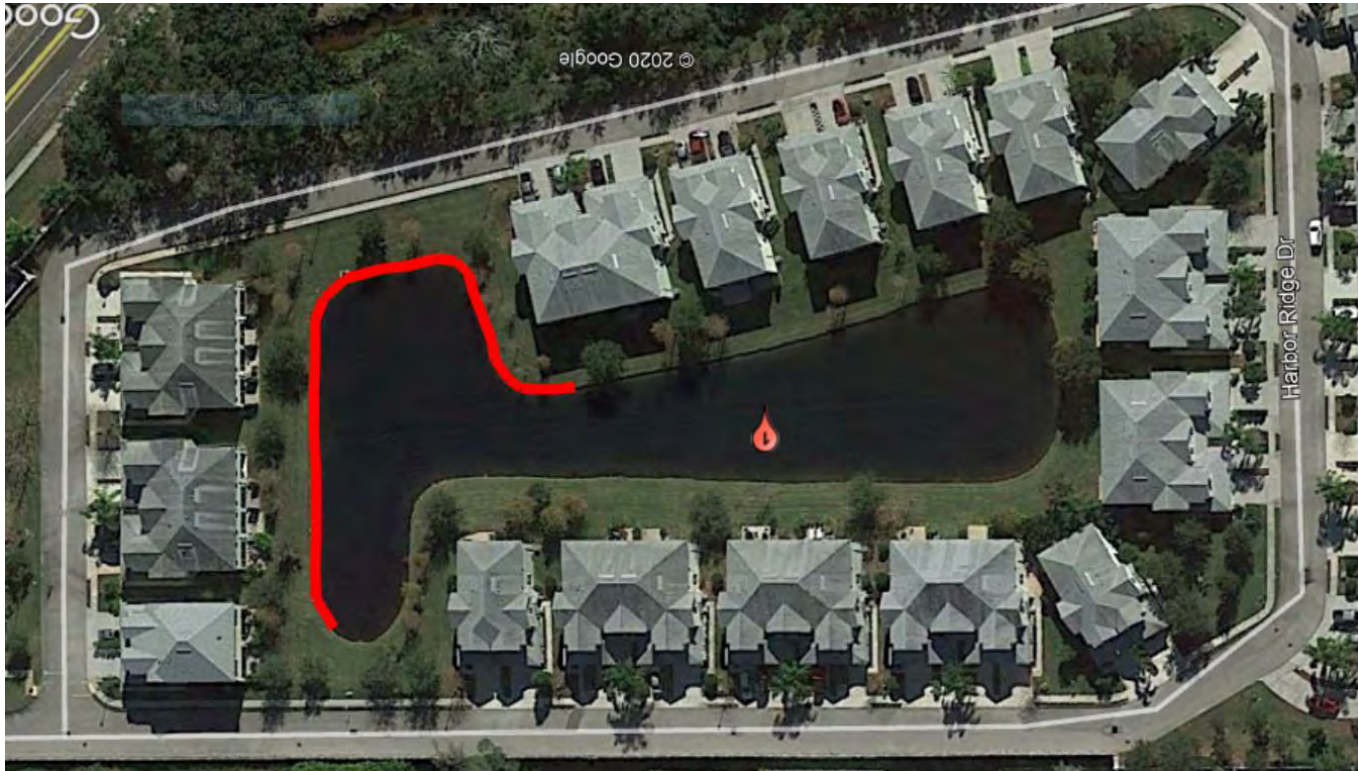




# Erosion Control Project

## Proposed solutions

- ▶ Pond bank – **Install Dredge SOX 375LF** – 12' wide

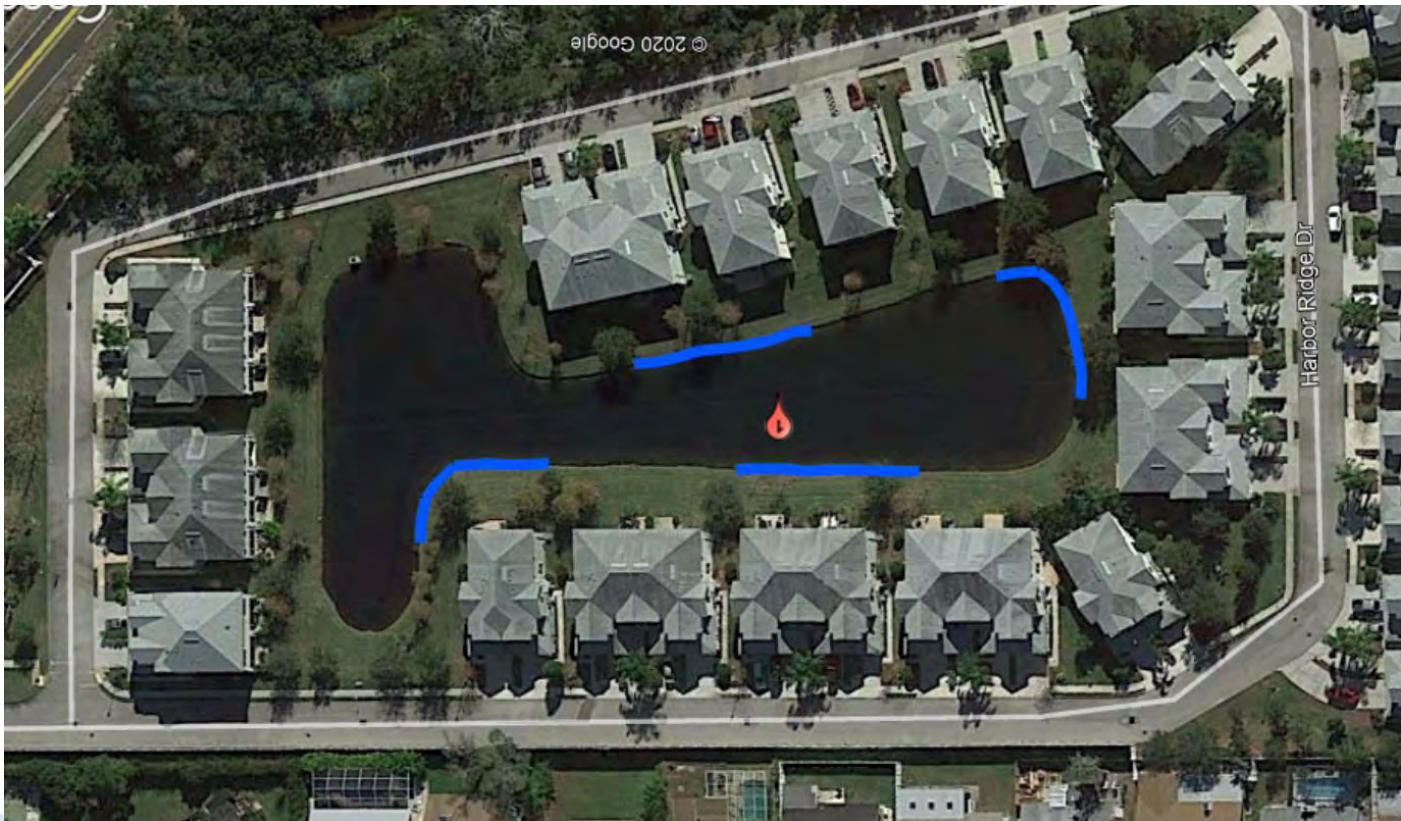


Note: The proposed area is about the same area previously repaired – is now showing deterioration with material used already exposed

# Erosion Control Project

## Proposed solutions

- Pond bank – **Install aquatic vegetation 400LF** – 3 rows in 4" – 18" of water





# Erosion Control Project

## Scope expanded

- ❑ Install gutters to manage water flow

Quotes requested to:

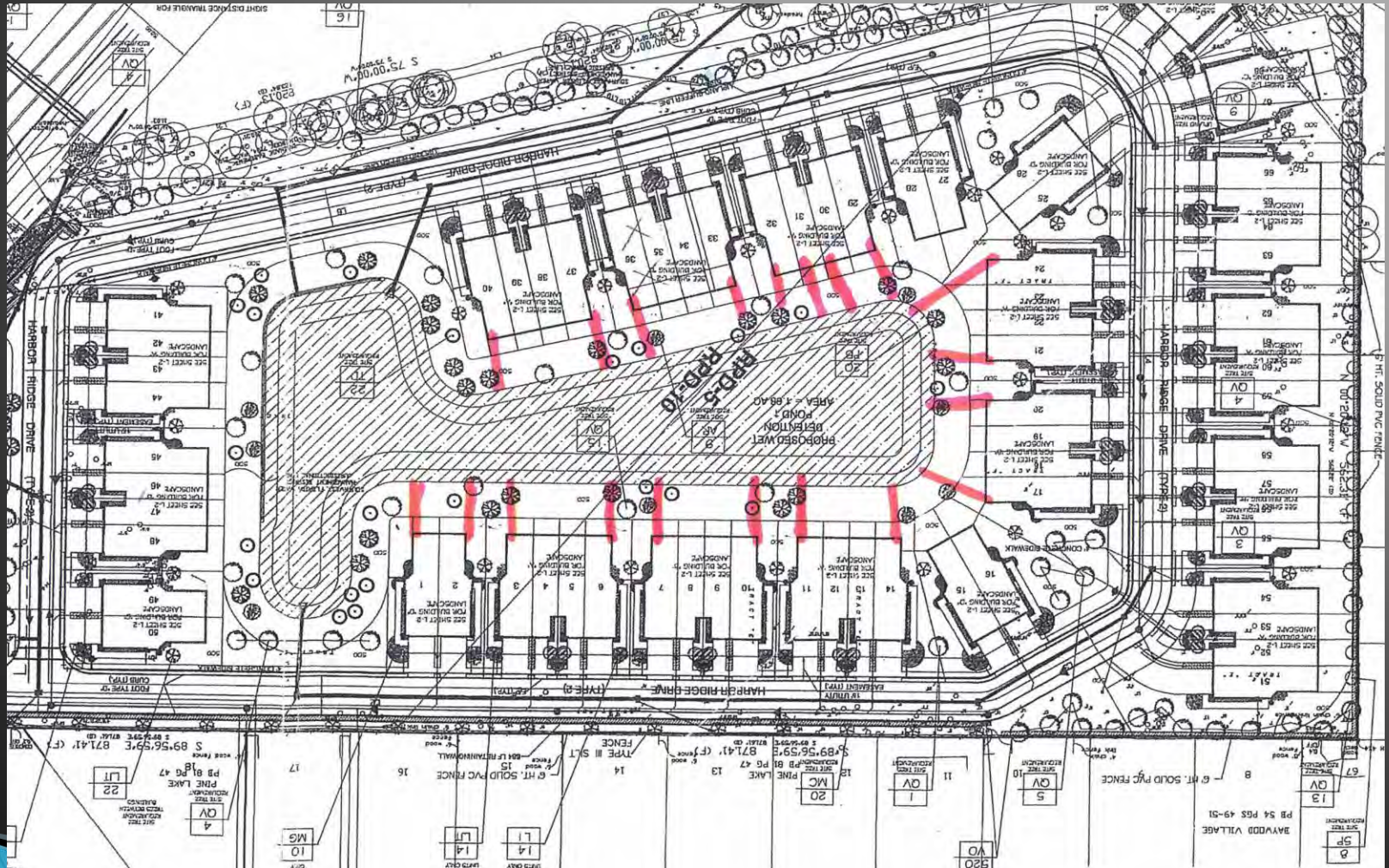
- Home Love Construction
- Gutters Absolute
- Designer Gutter
- Gutter Man of Tampa Bay

- ❑ Connect gutters to an underground pipe to direct water to pond

Quote requested to:

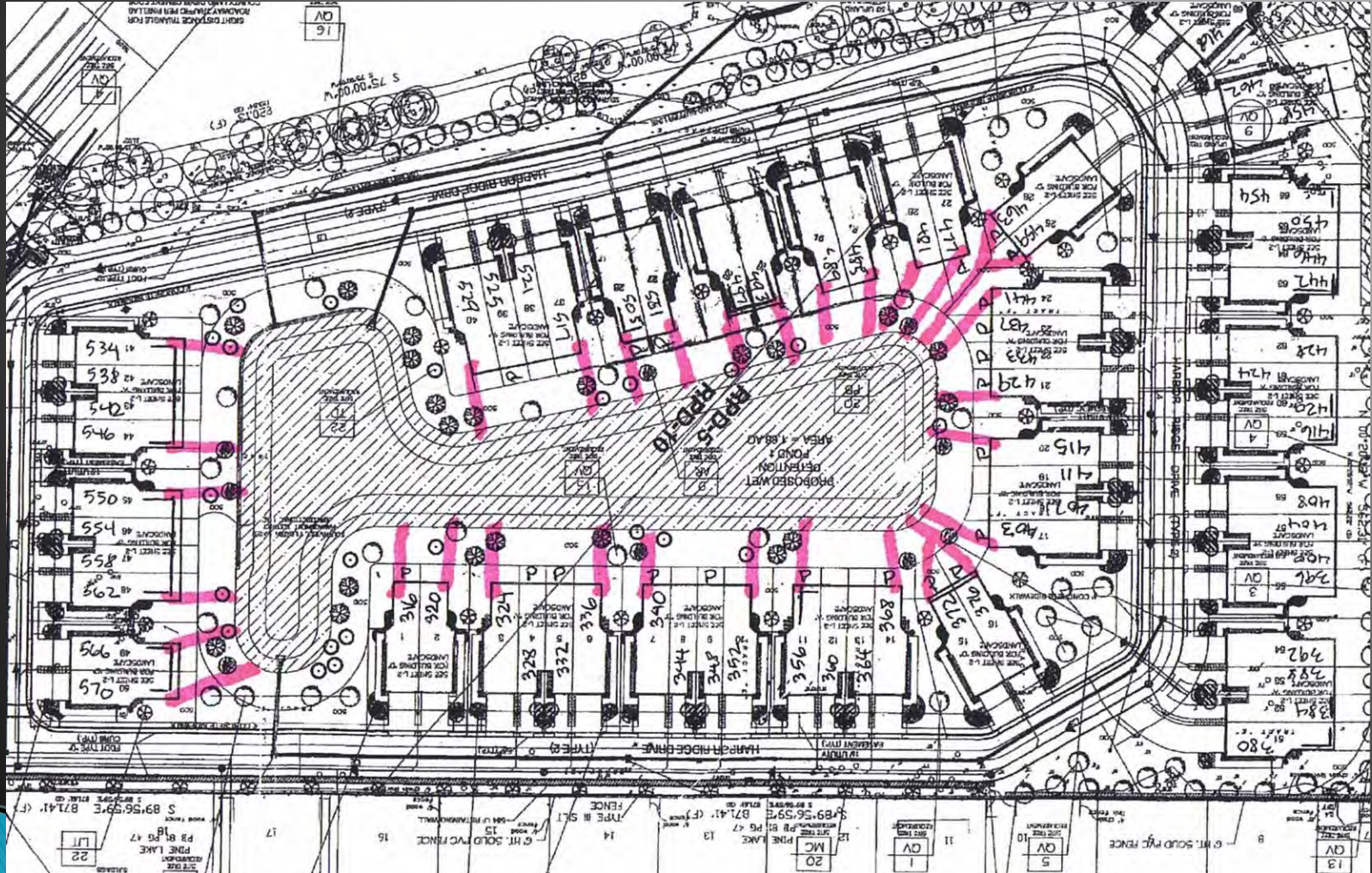
- Southern Landscape Solutions
- Floridigenous Landscape

**Expanded Scope: Gutters installation on all buildings & Drain pipes on some buildings – subject to engineering assessment**





**Expanded Scope: Gutters installation on all buildings & Drain pipes on all buildings - subject to engineering assessment**





# Erosion Control Project

## Next step – Engineering Assessment

With the expanded scope, considering the financial investment and nature of the additional work proposed, the BOD majority voted on seeking technical support, to develop a comprehensive plan to address the erosion & drainage issues. **Site inspection scheduled for 9/7/20**

### ***ROBERT J. HUGENSCHMIDT, P.E.:***

***USF graduate – Engineer (Civil engineering) with a dual major in structures and water resources. Has managed projects in design of drainage systems. Currently with his own engineering firm, involved in the design and construction of numerous bank sites and rental car facilities throughout the state of Florida, subdivisions, industrial sites, church and school sites and roadway design.***

***Most all site design involved roadways, parking lots, drainage, sanitary sewer and water design and landscaping***

# Erosion Control Project

## Financial notes

- ▶ Pond erosion Reserve project funding allocation \$40K on 2020.
  - ▶ After reviewing the project scope and governing documents with legal counsel, it was concluded, the cost associated to the work required, and necessary for the maintenance & upkeep of the pond, is an HOA cost, as such, gutters on buildings & underground piping required to manage water flow to pond, is an HOA expense.
  - ▶ Gutters Installation & underground piping expenses, required to manage water flow to pond, not in budget.
  - ▶ Homeowners that have already installed gutters on their units should expect reimbursement based on the quote received by HOA for this project.
  - ▶ The project cost and financial impact to HOA will be determined once the Engineering assessment report is received. Expected to be available before the end of September.
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