

## TRANSFORMATION PROJECT LISTING (in order of Total Score)

#	STATUS	AREA	SUB-AREA	PROBLEM/CHANGE DESCRIPTION	TOTAL SCORE	STATUS
1	C	Buildings	Mailboxes	replace mailboxes on all buildings	96	install complete
2	IP	Lighting	Building	rescue/replace lighting fixtures on buildings with high quality fixtures consistent with SW look	68	Bldg lights 50% installed
3	C	Landscaping	Entrance	- fix gate & signage	60	COMPLETED
	IP			- refresh entrance; smaller manicured shrubs/flowering plants with appropriate lighting		action items identified; contractor working
4	C	Parking Area	Stops	replace parking stops	56	work completed
5	IP	Landscaping	Shoreline	maintain consistent shoreline throughout community; extend bulkhead/wall/rocks; clean up bushes/weeds/small trees	52	action items identified; cleanup IP
6	IP	Lighting	Overall	redo all lighting in SW for more consistent, pleasing illumination & security; same style fixture throughout; additional posts if necessary; bring in lighting expert	52	evaluation in progress
7	C	Parking Area	Overall	make needed repairs to asphalt, reseal, repaint lines, replace all parking stops, paint guest stops	51	work completed
8	C	Landscaping	Overall	consistent plan for landscaping throughout; trees, shrubs, beds, grassy areas, etc.	51	plan completed
9	IP	RB Building	Overall	repair/renovate/repurpose the RB court as a community bldg with meeting place, rest rooms, half-kitchen, game tables, fitness machines, low-level entrance, separate bicycle storage, etc.	46	committee formed Aug.2017
10	C	Other	Gate/ Fence/ Flag	- replace gate	46	install complete
	IP			- extend fences		reviewing survey
	C			- better display of flag		COMPLETE
11	IP	Lighting	Parking/ Landscape	replace and/or maintain lighting with more up-to-date fixtures; motion detector lights especially around perimeter	46	evaluation in progress
12	IP	Marina	Kayak racks	expand capacity to store kayaks, paddleboards, canoes, inflatables, dinghies, etc.; e.g. at Dock A, possibly near Dock D	46	evaluation in progress
13	TBD	Buildings	Exterior	repaint building exteriors or investigate Hardy Plank or other solution (see H.Paskin/P.Hatchard proposal)	40	TBD
14	IP	Landscaping	Trees	limb up trees, trim branches, remove scrub/weed trees before they get big	39	80% complete
15	C	Other	Signage	new, consistent, welcoming signage throughout the community; improve bldg numbers, put condo numbers next to each door	37	COMPLETE

16	C	Buildings	Siding	repair & paint damaged siding/trim; repaint peeling/faded areas	33	COMPLETE
17	C	Parking Area	Lines	repaint parking space lines	30	COMPLETE
18	TBD	Buildings	Metal base plates	supporting central stairs; clean & coat with epoxy paint	29	TBD
19	IP	Buildings	Power-washing	create a system for power-washing & sealing decks, stairwells, front entrances to eliminate 'patchwork' appearance; bill appropriately	27	overdue from fall 2017; pndng engin. study
20	IP	Landscaping	Shrubs/Beds / Weeds	remove weeds/brush from property lines & replace with natural evergreen border or fence; prune back shrubs as much as possible without harming plants; mulch beds multiple times/yr; cover with stone areas that wash out	23	action items identified; contractor working
21	IP	Buildings	Front doors	paint all condo doors the same color	23	Architecture walkthru
22	IP	Other	Oyster paths	refresh or redo pathways; oyster shell walkways are not stable or safe	20	Landscape Comm. is addressing
23	C	Maintenance	Specific Tasks	aggressive Handy Man Task List (e.g. tighten railing cables, sand handrails, re-level patio bricks, etc.)	20	list of tasks drafted
24	IP	Maintenance	Responsibility	Determine feasibility of hiring an onsite maintenance person	19	new committee evaluating
25	TBD	Other	Grilling area	install a grilling & picnic site up by tennis court or around the community	19	investigation/plan needed
26	C	Parking Area	Other	repair/resurface parking area	15	COMPLETE
27	N	Parking Area	Dumpsters	block visual lines to garbage bins	14	TBD
28	IP	Other	Management	mgmt company should be taking on more of this responsibility & provide more timely support, properly bid out & oversee contractors	14	in progress
29	IP	Maintenance	Approach/schedule	create a consistent approach & schedule for unit maintenance; fewer notices, clearer guidelines & financial process	13	in progress
30	TBD	Marina	Large boats	create moorings for larger boats either thru redesign of the outer part of Dock A or a Port Boundary Line swap with the Port Authority (a la Severn House)	11	TBD

COLOR CODE		STATUS OF PROJECTS	
	Buildings	COMPLETED	12 40%
	Lighting	IN PROGRESS	16 53%
	Landscaping	TBD	4 13%
	Parking		
	Amenities		
	Maintenance		
	Other		