

GRF Project Log September 2025						
	Type	Name	Description	Status	Estimated Completion	Budget as of August 2025
1	920 Project	Clubhouse 1 Acoustic Panels (Pilot)	A supplemental appropriation for this project was approved to install acoustic panels in Clubhouse 1, Dining Room 2, as a pilot project.	A contract and supplemental appropriation was approved by the Board on August 20, 2025. The contract is pending execution.	December 2025	Supplemental Appropriation: \$8,717 Exp: \$0 Balance: \$8,717
2	920 Project	Clubhouse 1 Fitness Center HVAC	Funding for this project is allocated for the replacement of the Fitness Center HVAC system that is 20 years old and has surpassed its useful life of 15 years.	Approved bidder withdrew bid after selection. A new recommendation will be presented at the next M&C.	March 2026	Budget: \$100,000 Exp: \$0 Balance: \$100,000
3	920 Project	Clubhouse 2 Annex Building Assessment/Renovation	Funding for this project is allocated for the initial assessment expenses associated for the Annex Building.	A recommendation for a contract award will be presented at a future meeting.	January 2026	Budget: \$50,000 Exp: \$0 Balance: \$50,000
4	920 Project	Clubhouse 2 Pool Plastering	Funding for this project is allocated for re-plastering the Clubhouse 2 pool.	Bid proposals have been received and will be presented to the GRF M&C Committee in December for contract recommendation. This project is scheduled to be implemented in May 2026 after the annually scheduled pool maintenance program.	May 2026	Budget: \$75,000 Exp: \$0 Balance: \$75,000
5	920 Project	Clubhouse 3 PAC Electrical Panel Design/Upgrade	Funding for this project is allocated for the design and replacement of the current electrical panel.	An RFP has been advertised. Bids will be brought to the GRF M&C Committee in December.	February 2026	Budget: \$50,000 Exp: \$0 Balance: \$50,000
6	920 Project	Clubhouse 6 Pool Plastering	Funding for this project is allocated for re-plastering the Clubhouse 6 pool.	Bid proposals have been received and will be presented to the GRF M&C Committee in December for contract recommendation. This project is scheduled to be implemented in June 2026 after the annually scheduled pool maintenance program.	June 2026	Budget: \$45,000 Exp: \$0 Balance: \$45,000

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7	920 Project	<b>Clubhouse 7 HVAC System</b>	Funding for this project is allocated for the replacement of the HVAC system.	A contract has been executed. This project is in the procurement phase and the equipment has a 12-week lead time.	February 2026	Budget: \$175,000 Supplemental: \$118,100 Exp: \$0 Balance: \$175,000
8	904 Project	<b>Clubhouse 7 LED Lighting Upgrade</b>	Funding for this project is allocated for the addition of LED lighting upgrade consisting of light bulbs, fixtures, and ballasts.	RFP has been advertised. The results of the bid phase as well as recommendations will be presented at future meeting.	TBD	Budget: \$150,000 Exp: \$0 Balance: \$150,000
9	904 Project	<b>Clubhouses, Community Center, and Broadband EMS</b>	Funding is allocated for the review and implementation of an updated Energy Management System (EMS) for Clubhouses, Community Center and Broadband.	RFP has been advertised. The results of the bid phase as well as recommendations will be presented at future meeting.	TBD	Budget: \$390,000 Exp: \$0 Balance: \$390,000
10	920 Project	<b>Pool Chemical Distribution Upgrades</b>	Funding for this project is allocated for the replacement of aging equipment that is prone to malfunction.	Bid proposals have been received and will be presented to the GRF M&C Committee in December for contract recommendation. This project is scheduled to be implemented during the annually scheduled pool maintenance program.	March 2026	Budget: \$100,000 Exp: \$0 Balance: \$100,000
11	920 Project	<b>Par 3 Shade Cover</b>	Funding for this project is allocated for the replacement of the shade cover at the Par 3 Golf Facility.	The Board of Directors postponed work on this project.	TBD	Budget: \$35,000 Exp: \$0 Balance: \$35,000

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<b>COMPLETED</b>						
	920 Project	<b>Clubhouse 3 PAC Sound System</b>	Funding for this project is allocated for the replacement of the auditorium sound system.	<b>COMPLETED</b>	February 2025	Budget: \$500,000 Exp: \$438,239 Balance: \$61,761
	920 Project	<b>Clubhouse 2 Pool Deck Resurfacing</b>	Funding for this project is allocated to resurface the Clubhouse 2 pool deck. The concrete deck will be replaced with concrete pavers.	<b>COMPLETED</b>	May 2025	2024 Budget: \$25,000 2025 Budget: \$300,000 Exp: \$306,882 Balance: \$18,118
	920 Project	<b>Parkway Concrete Replacement</b>	Funding for this project is allocated for concrete repairs adjacent to the overlay and seal coat work on selected GRF streets and/or parking lot areas.	<b>COMPLETED</b>	August 2025	Budget: \$302,000 Exp: \$302,000 Balance: \$0
	920 Project	<b>Asphalt Replacement</b>	Funding for this project is allocated for asphalt paving overlay on selected GRF streets and/or parking lot areas.	<b>COMPLETED</b> Invoicing is pending.	October 2025	Budget: \$982,000 Exp: \$0 Balance: \$982,000
	920 Project	<b>Seal Coat</b>	Funding for this project is allocated for sealcoat GRF pavement areas based on a seven year cycle for GRF streets and/or parking lot areas.	<b>COMPLETED</b> Invoicing is pending.	October 2025	Budget: \$118,000 Exp: \$0 Balance: \$118,000

	Type	Name	Description	Status	Estimated Completion	Budget as of August 2025
<b>DEFUNDED</b>						
	920 Project	<b>Clubhouse 1 Generator</b>	Funding for this project is allocated for replacement of the existing generator which is past its useful life of 20 years.	Full amount of \$29,500 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
	920 Project	<b>Clubhouse 2 Annex Building &amp; Pool Area Roofs</b>	Funding for this project is allocated for the replacement of the 2-piece clay tile roof system that has surpassed its useful life of 60 years.	Full amount of \$182,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
	920 Project	<b>PAC Renovation Maintenance Upgrades</b>	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	Remaining amount of \$85,349 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Budget: \$914,651 Exp: \$914,651 Balance: \$0
	904 Project	<b>Auto Lighting Controls</b>	Funding for this project is allocated for the installation of additional automatic lighting controls throughout all GRF facilities.	Full amount of \$100,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
	910 Project	<b>Garden Center Bathroom Refurbish</b>	Funding for this project is allocated for the renovation of Garden Center 2 restrooms that show signs of wear and tear.	Full amount of \$25,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
	910 Project	<b>Garden Center Building Exteriors</b>	Funding for this project is allocated for the structural repair and improvement of Garden Center 2 buildings.	Full amount of \$25,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded
	920 Project	<b>Equestrian Center Arena Lighting System</b>	Funding for this project is allocated for a lighting system to provide lighting for arenas and pathways.	Full amount of \$100,000 defunded by Board on September 2, 2025. Resolution 90-25-57	N/A	Defunded