

NOTICE/AGENDA
Board of Directors Workshop Meeting
May 19, 2022
Meadows House 7:00 p.m.

The following are the only items on the Agenda:

1. Tennis Courts
2. Painting

Tennis/Pickleball Court Options

A rough estimate to remove existing asphalt, recompact and replace with an inch and a half layer of asphalt would be approximately \$150,000. This would include the acrylic coatings, choice of court surface colors, painted lines and net posts.

The additional cost to remove one of the existing covered pavilions and relocate it off the court and to add the three corners to accommodate 4 Pickleball courts would be approximately \$23,000. I would recommend moving the pickle ball courts from courts #3 to court #1. I have received a few complaints about noise. Pickleball is a considerably louder sport than tennis.

The Pro Bounce surface would be an additional \$195,000. This option now seems to be far too expensive given the fact that the engineer recommended replacement of the asphalt surface. As a possible compromise I'm looking into a product that can be applied directly to the surface of the asphalt that provides some cushion on the court. The additional cost for such a product would be approximately \$20,000. I am checking into the durability of this type of product.

I spoke with two tennis court contractors. They do not recommend repairing the existing tennis courts and putting on an additional 1 and 1/2 inch lift. The concern is that any future reflective cracking through the old court surface will transfer to the new 1 and 1/2 lift. One of the contractors also expressed concern at the three additional corners that would be added to accommodate the extra pickleball courts indicating that could be a transference crack point in the future. If the entire surface were asphalted at one time this would not be problem

The next step would be to provide our engineer with our recommendations based on the options they and others provided. This would include replacing the chain link fence only, not the posts. Modifying the existing light poles with new LED light fixtures etc. The engineer would then prepare a specification document to be used for the bidding process.



MATHERS ENGINEERING
CORPORATION

2431 SE Dixie Highway
Stuart, FL 34996
Phone: (772) 287-0525

Date: April 26, 2022

To: The Meadows at Martin Downs Homeowners Association
Attn: Mr. Mark Stilwell
2550 SW Waterfall Blvd.
Palm City, Florida 34990
Sent via email only to: mstilwell@meadows-hoa.com

From: William J. Mathers, PE

RE: General Evaluation for Tennis/Pickle Ball Court

The following summarizes our review of the soils report and survey:

- The soils report from Universal Engineering found the soil density to be good and does not need additional compaction.
- Cores show ½-inch to 1-inch current asphalt thickness. We recommend that the Board obtain a 1-inch to 1-½ inch overlay price for the entire tennis court.
- From our previous report, the same repair locations will need existing asphalt repaired prior to resurfacing.
- Once the existing asphalt is repaired, the new surface can be applied.
- Electrical lines, electrical posts, fence posts, etc., can remain in place during the new asphalt resurfacing.
- Survey: Prior to construction, the existing court will need elevation evaluation as to a finished new surface elevation that provides rainfall runoff and a minimum thickness for the new asphalt resurfacing.

If you have any questions, please feel free to call our office.

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (472) 320-3131, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT www.floridada.com OR BY CONTACTING OUR ACCESSIBILITY FEEDBACK LINE AT 1-800-955-9271.

767 SW JACK JAMES DRIVE SUITE 100, PALM CITY, FLORIDA 32909
 (772) 320-3131 (772) 280-8833 FAX
 LICENSED BUSINESS NO. 0852

BETSY LINDSAY, INC.
 SURVEYING AND MAPPING

DATE: 03/21/2022
 SCALE: AS SHOWN
 DRAWN BY: J.R.
 CHECKED BY: J.R.

TRACT "D" - THE MEADOWS AT MARTIN DOWNS, PALM CITY
 THE MEADOWS AT MARTIN DOWNS-HOA

REVISIONS

REVISION NO. 1
 OF 2 REVISIONS
 PROJECT NO. 22-29

- ABBREVIATIONS**
- BL BETSY LINDSAY, INC
 - Δ CENTRAL (DELTA) ANGLE
 - CBS CONCRETE BLOCK STRUCTURE
 - CM CONCRETE MONUMENT
 - CMP CORRUGATED METAL PIPE
 - CONC. CONCRETE
 - EL. ELEVATION
 - FND. FOUND
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - INV. INVERT
 - IRC IRON ROD & CAP
 - L LENGTH
 - LB LICENSED BUSINESS
 - MNW MAG NAIL & WASHER
 - NO. NUMBER
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. PAGE
 - PK PARKER KALON NAIL
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - PVC POLY VINYL CHLORIDE
 - R RADIUS
 - RCP REINFORCED CONCRETE PIPE

- SYMBOL LEGEND**
- x 15.2 FIELD LOCATED POINT WITH ELEVATION
 - SIGN
 - ⊞ ELECTRIC SERVICE
 - ⊞ METAL LIGHT POLE
 - NET POLE
 - ▤ YARD DRAIN
 - ⊞ DOUBLE LIGHT METAL POLE
 - ⊞ LIGHT CONTROL PANEL
 - ⊞ LIGHT POLE WITH CAMERA
 - ⊞ CAMERA ON WOOD POLE
 - ⊞ DRINKING WATER FOUNTAIN

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF S71°37'51"E ALONG A LINE OF BETWEEN 2. ONSITE TEMPORARY BENCHMARKS.
2. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
3. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120161, PANEL 0141, SUFFIX H, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
4. ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88), REFERENCE MARTIN COUNTY BENCHMARK "MD-3", ELEVATION = 16.01 FEET. ONSITE BENCHMARKS WERE SET BASED ON GPS/RTK WITH A VERTICAL POSITIONAL ACCURACY OF 0.05 FEET. THE ELEVATIONS ON SITE WERE SUBSEQUENTLY ESTABLISHED UTILIZING THE ONSITE BENCHMARKS. ELEVATIONS ON SITE AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.1 FEET.
6. THIS IS NOT A BOUNDARY SURVEY.
4. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
5. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
7. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.) ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 1.00000155.
8. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING RECREATIONAL FACILITIES AND IMPROVEMENTS LOCATED WITHIN THE BOUNDS STIPULATED BY CLIENT.

SURVEYOR'S CERTIFICATE

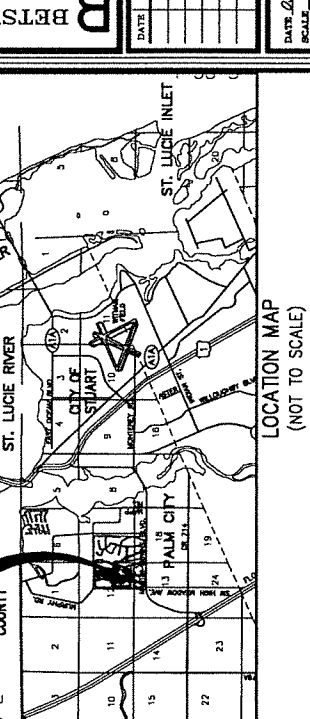
I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON MARCH 21, 2022 AND SAID "SPECIFIC PURPOSE SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SPECIFIC PURPOSE SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SPECIFIC PURPOSE SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
 SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.
 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING
 ADDRESS: 2152 SW WATERFALL BOULEVARD, PALM CITY, FLORIDA
 PARCEL ID: 12-38-40-004-000-00040-9
 PROPERTY OWNERS: MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION INC
 CONTAINING 162,118 SQUARE FEET OR 3.72 ACRES, MORE OR LESS.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING UNLESS DIGITALLY SIGNED

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LEGAL DESCRIPTION

SOUTHWEST WATERFALL BOULEVARD AT THE MEADOWS, TRACT D "RECREATION AREA" COMMON AREA.

CONTAINING 162,118 SQUARE FEET OR 3.72 ACRES, MORE OR LESS.

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TRACT "D" - THE MEADOWS AT MARTIN DOWNS, PALM CITY
 THE MEADOWS AT MARTIN DOWNS-HOA

REVISIONS

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 OF 2 REVISIONS
 PROJECT NO. 22-29

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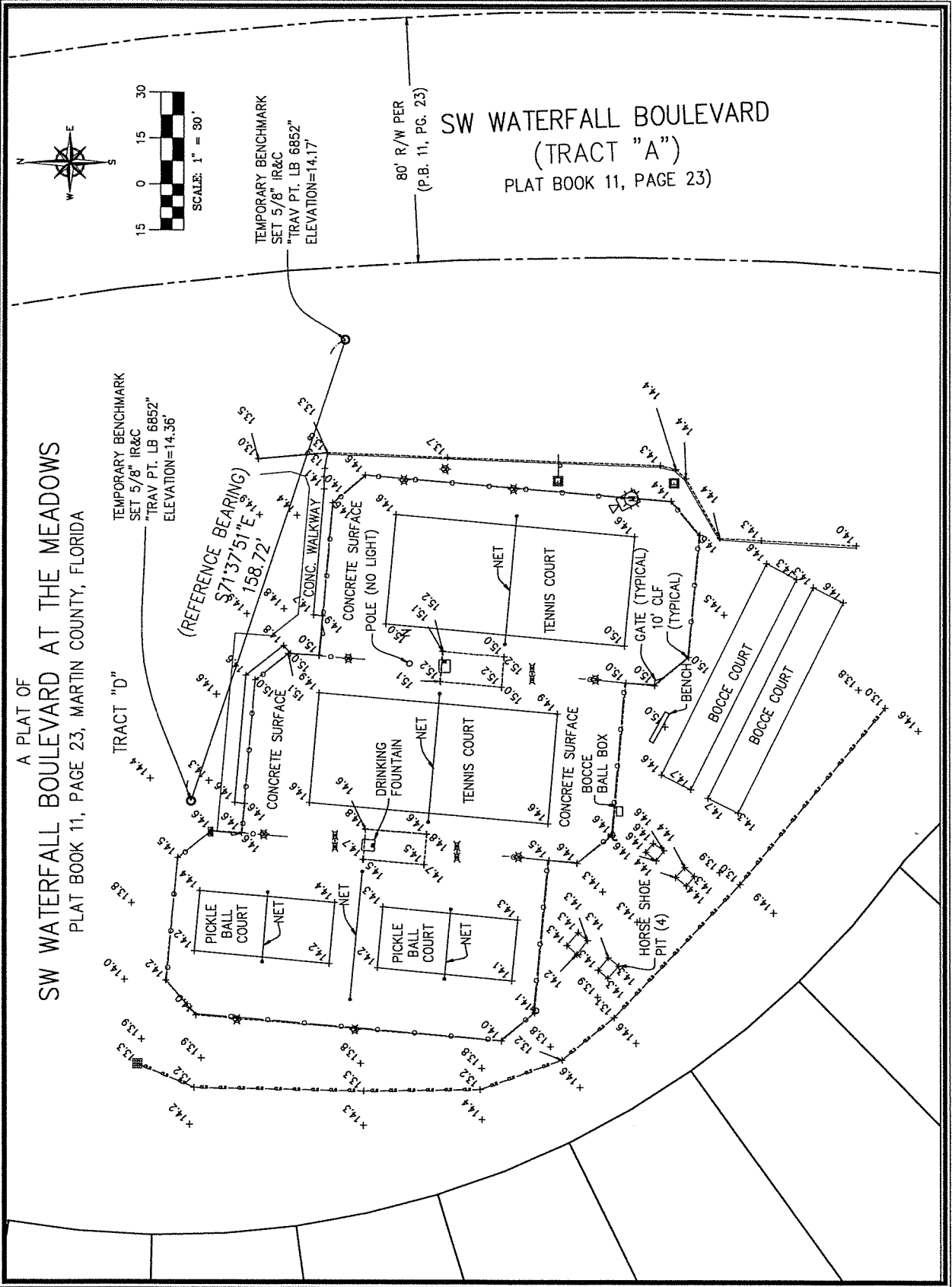
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BETSY LINDSAY, INC. SURVEYING AND MAPPING <small>7807 SW JACK JAMES DRIVE SUITE 100, PALM BEACH, FLORIDA 33407 (772) 246-6788 FAX (772) 246-6888 LICENSED BUSINESS NO. 0882</small>	DATE: 03/21/2022 SCALE: 1"=30' FIELD BK. NO. # DRAWN BY: G.A. CHECKED BY: J.A.L.	SPECIFIC PURPOSE SURVEY THE MEADOWS AT MARTIN DOWNS-HOA TRACT "D" - THE MEADOWS AT MARTIN DOWNS, PALM CITY MARTIN COUNTY, FLORIDA	SHEET NO. 2 OF 2 SHEETS PROJECT NO. 22-28
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5/10/2022: available balance \$142,970

RIDGEWOOD PAINTING

OPTIONS

	<u>Base Contract Price</u>	<u>Clean, Prep/Paint 50 front entry doors</u>	<u>Prep/Paint Window & slider door frames</u>	<u>Remove spalling stucco & lath if needed/replace with new</u>
<u>Pinnacle Painting</u>	\$107,450.00	\$2,500.00	\$37,450.00	\$5.00 S/F
<u>M.E.S. Painting</u>	\$67,725.00	\$6,000.00	\$28,975.00	TBD
		Add'l amount in case of body color change, based on applying 1 extra coat of paint \$18,470.00		
<u>Twin Palm Builders, Inc.</u>	\$96,000.00	\$45.00 per entry door \$45.00 per common area door/ext. side only \$75.00 garage door & frame ext. side only		
<u>Hartzell</u>	\$142,500.00	\$85.00 each	Single: \$25.00 each Double: \$40.00 each	\$28.00 S/F

Painting funding will need to increase significantly in future years.

5/10/2022: available balance \$80,467

LAKEMONT PAINTING

OPTIONS

	<u>Base Contract Price</u>	<u>Clean, Prep/Paint front entry doors</u>	<u>Prep/Paint Window & slider door frames</u>	<u>Remove spalling stucco & lath if needed/replace with new</u>
<u>Pinnacle Painting</u>	\$97,450.00	\$3,360.00	\$27,475.00	\$50.00 S/F
<u>M.E.S. Painting</u>	\$64,950.00 Add'l amount in case of body color change, based on applying 1 extra coat of paint \$15,680.00	\$2,800.00	\$6,440.00	TBD
<u>Twin Palm Builders, Inc.</u>	\$79,800.00	\$45.00 per entry door		
<u>Hartzell</u>	\$112,000.00	\$85.00 each	Single: \$25.00 each Double: \$40.00 each	\$28.00 S/F

Painting funding will need to increase significantly in future years.