

**MINUTES
DON PEDRO & KNIGHT ISLANDS STREET & DRAINAGE
MUNICIPAL SERVICE TAXING UNIT (MSTU)**

**ADVISORY BOARD REGULAR MEETING
THURSDAY, FEBRUARY 20, 2025**

**9:30 a.m. – 11:39 p.m.
West County Annex, Room 120
6868 San Casa Drive, Englewood, Florida**

Members Present: Linda Cotherman, Chair
David Cohen, Vice Chair
Lisa Haney
Lindsay Yates

Members Absent: Kim Kitchen

County Staff: Lorraine Moneypenny, Community Liaison
Jamie Scudera, Project Manager, Coastal Predation

Guests: Sign-in sheet attached

Call to Order / Roll Call:

The Chair called the meeting to order at 9:30 a.m. She called roll. A quorum was established.

Changes to the Agenda / Motion to Approve Changes:

Mr. Cohen motioned to move Item 7a, Iguana Control, forward to after the approval of minutes. The Board agreed unanimously.

Citizen Input on Agenda Items (3 Minute Limit):

None

Approval of the Minutes:

The November 21, 2024 minutes were approved.

Election of Officers

Ms. Cotherman was nominated for Chair by Ms. Haney, seconded by Ms. Yates, and elected unanimously. Mr. Cohen nominated himself for Vice Chair. Ms. Cotherman seconded, and he was elected unanimously.

Robert's Rules of Order / Florida Sunshine Law:

The Board viewed the annual training videos. Mr. Cohen remarked that the workshop format might be useful for the neighborhood plan.

Unfinished Business:

- a. Iguana Control: The monthly report of the iguana control specialist was provided to the Board. Ms. Scudera manages the USDA contract to control coastal predation on the barrier islands. The shorebird mitigation site re-opened February 15 after Hurricane Milton. Discussion ensued.
- b. Update to Community Plan / Neighborhood Plan: The Purchasing Department sent the Request for Letters of Interest (RLI), identical to the last one, to the community liaison for approval a week ago. It was held for the Board's reconsideration and revaluation at \$195,000 instead of \$200,000. Ms. Cotherman learned that, by the terms of the current *Charlotte County Comprehensive Plan to 2050*, the plan the Board seeks is more accurately called a neighborhood plan. The current RLI draft takes a public works perspective, even though it was co-written by a Community Services staffer. For instance, it calls for the responding firm to recommend inspections and sidewalks. This advisory board wants the firm providing the services only to convene meetings and summarize community sentiment, not provide professional recommendations or propose ordinances. The board edited the February 12, 2025 RLI (see attached). Ms. Cotherman motioned to publish the RLI to seek professional services as amended with a budget of \$195,000. Mr. Cohen seconded, and the motion carried unanimously. Ms. Cotherman directed the community liaison to circulate the revised draft among the Board before submitting to Purchasing.
- c. Brush Cutting at N. Gulf Blvd: Fast-growing vegetation has grown back into the Gulf Blvd. roadway from the barge landing to the first house. The County plans to cut it after the sand removal operation, in about six weeks. The Board would prefer it be done sooner. At least one bush is obstructing traffic visibility at the corner.
- d. Road Delineation and Grading and Recrowning: Beyond routine grooming by Kelly Enterprises, it is impractical to invest in the roads while construction truck volume is still high and sand clearing operations are in progress. The Board postponed this conversation to the next meeting.
- e. Speed Limit Reduction to 15 mph: Ms. Cotherman announced that the Board of County Commissioners will consider a speed limit reduction at its March 25 workshop. The new ordinance would set the speed limit at 20 mph from N. Gulf Boulevard to the resort and 15 mph elsewhere.
- f. Sand Removal: Post-Milton sand removal is in progress. The challenges were discussed at the February 11 Board of County Commissioners meeting. Once the sand removal equipment leaves the island, Ms. Cotherman asked, would the County restore the right of way? There is scattered debris on the bridge approaches and between the bridges, along walls and docks, and in the ROW of vacant lots. Ms. Yates asked if FEMA debris removal contractors have made their final pass.

New Business:

- a. Financial Reports: The Board reviewed the audited FY24 fund financial statement, and the first quarter fund and maintenance activity reports, and the adopted FY25 budget. Mr. Cohen noted the MSBU budgets \$500,000 annually for road grading and spends closer to \$100,000. Mr. Mallett suggested the figure was carried over from a year when the road was rebuilt. When

the recrowning project proceeds, it is likely to cost \$200,000 to \$300,000. It will entail barging eight dump trucks bearing sand every day for a month.

The Board reviewed the preliminary FY26/FY27 budget. Ms. Cotherman motioned to accept the budget. Ms. Haney seconded, and the budget was approved unanimously.

Citizen Input on MSTU items (3 Minute Limit):

None

Advisory Board Open Discussion: After discussion, Ms. Yates motioned that Ms. Cotherman write a letter to the County Commissioners on behalf of the advisory board to urge the removal of all unpermitted hardscape in the right of way on North Gulf Blvd. Ms. Haney seconded and the motion carried unanimously. Ms. Yates remarked that two streetlights recently installed are unnecessary and a nuisance. Other members suggested she call Florida Power & Light. Ms. Cotherman said the Board should have input into the right of way lighting ordinance.

Schedule Meetings / Items for Next Agenda:

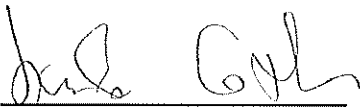
In the next agenda, Community Plan is renamed Neighborhood Plan. Road delineation will be discussed.

Future meetings are scheduled at 9:30 a.m., at the Mac V. Horton West County Annex as follows:

- Thursday, May 15, 2025
- Thursday, July 24, 2025
- Thursday, November 13, 2025

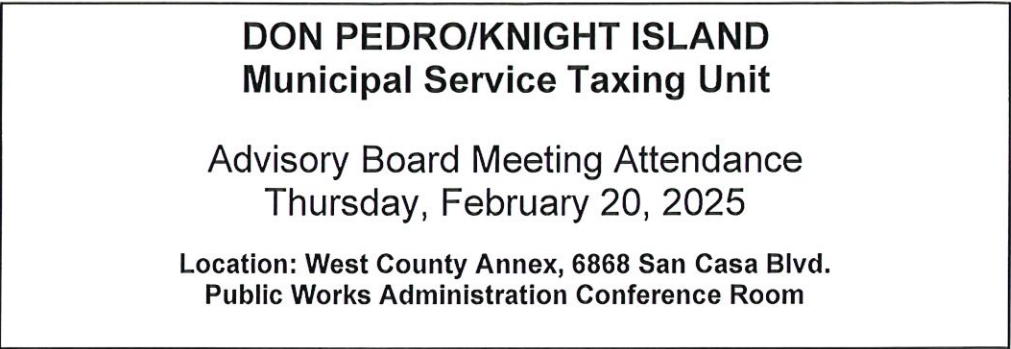
The meeting was adjourned at 11:39 a.m.

Submitted by Lorraine Money Penny
Public Works Department



Chair Signature

5-15-2025
Date

[illegible]

AGENDA

DON PEDRO & KNIGHT ISLANDS STREET & DRAINAGE MUNICIPAL SERVICE TAXING UNIT (MSTU)

ADVISORY BOARD REGULAR MEETING THURSDAY, FEBRUARY 20, 2025

**9:30 a.m., West County Annex, Room 120
6868 San Casa Drive, Englewood, Florida**

BOARD MEMBERS: Linda Cotheman, Chair
David Cohen, Vice Chair
Lisa Haney
Kim Kitchen
Lindsay Yates

COUNTY STAFF: Lorraine Moneypenny, Community Liaison

PURPOSE: Regular Meeting

1. Call to Order / Roll Call
2. Changes to the Agenda / Motion to Approve Changes
3. Citizen Input on Agenda Items (3 Minute Limit)
4. Approval of the Minutes: November 21, 2024
5. Election of Officers
6. Robert's Rules of Order / Florida Sunshine Law
7. Unfinished Business
 - a. Iguana control update
 - b. Community Plan
 - c. Brush cutting at N. Gulf Blvd.
 - d. Road delineation and grading and recrowning
 - e. Speed limit reduction to 15 mph
 - f. Sand removal
8. New Business
 - a. Financial Reports
9. Citizen Input on MSBU items (3 Minute Limit)
10. Advisory Board Open Discussion
11. Meeting Schedule / Items for Next Agenda
12. Motion to Adjourn



Don Pedro / Knight Island

Iguana Control Report
1 October 2024 - 31 January 2025

Narrative Summary

Black spiny-tailed iguana control efforts began at the end of October with the hiring of Nicholas Armstong as the USDA Wildlife Services (WS) Iguana Trapper for DPKI. WS spent the first couple of months reaching out to homeowners, landowners, HOAs, etc. to gain access to properties on the island to trap and conduct removal efforts. Once access was permitted, WS placed cage traps and conducted targeted pneumatic work to remove iguanas. Temperatures dipped in late December and January which greatly reduced iguana sightings. Since WS is only partially funded by this agreement, so it was determined that the best use of the available budget would be to postpone trapping efforts until the temperatures once again increase. At that point, Nicholas will heavily skew his workload to focus on the DPKI iguanas removal contract.

Submitted by _____ Coady W. Lundy _____ Date 12 February 2025 _____

Don Pedro Knight Island Street and Drainage MSTU
Fund Financial Report - 5 Year Annual Report
Oct. 1, 2019 - Sept. 30, 2024

	Actual FY2020	Actual FY2021	Actual FY2022	Actual FY2023	Adopted Budget FY2024	Actual FY2024
Beginning Balance	\$ 2,678,997	\$ 2,195,440	\$ 2,496,735	\$ 2,843,823	\$ 3,075,027	\$ 3,248,808
Revenues						
Assessments & Earnings						
Ad Valorem Taxes	542,222	545,078	565,375	635,188	734,979	696,982
Interest	33,402	13,696	23,043	114,768	10,763	76,584
Interest-L.G.S.F.T.F.	-	-	-	-	-	82,353
Net Inc/(Decr) Fair Market Value-Investments	18,261	(13,456)	(53,658)	21,680	-	43,860
Interest-Tax Coll	-	-	-	-	-	415
Excess Fees /Property Appraiser	-	-	1,703	1,431	-	1,684
Excess Fees /Tax Collector	1,492	5,166	3,309	3,638	-	3,195
Less 5% Reserve - FS 129.01(2)b	-	-	-	-	(37,288)	-
Grant & Subsidy Revenue	-	-	-	-	-	-
Loans & Borrowing	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-
Total Revenue	\$ 595,377	\$ 550,465	\$ 539,772	\$ 776,706	\$ 708,454	\$ 905,073
Expenditures						
Contract Services						
Professional Svcs-Gen	-	-	-	-	-	4,200
Engineering	-	-	-	-	-	-
Other Contractual Svcs	80,810	87,595	-	-	-	-
Concrete Flatwork	-	-	-	-	-	-
Street Sweeping	-	-	-	-	-	-
Grading	648,718	97,482	94,037	108,797	500,000	109,195
Installed Sod	-	-	-	-	-	-
Contract Services; other						
Pipe Lining	-	-	-	-	2,000	-
Right of Way Maint	-	-	-	-	-	-
ROW Reclamation	-	-	-	-	-	-
Specialty Mowing	-	-	-	-	-	-
Public Works Services						
Equip Repl Charges-PubWrks	734	1,746	717	23	2,352	110
Operating Exp-PubWrks	39,374	30,196	23,402	4,729	21,624	12,690
Road & Bridge Materials	54	-	-	20	7,632	9
Sign Materials	52	939	-	-	598	112
Internal Charges						
Central/Indirect Svcs	4,715	4,951	15,818	8,734	6,349	6,349
Purchased Services						
R/M-Bridges	2,665	-	-	-	-	-
Other Current Chrgs and Oblig	1,700	3,580	4,330	3,060	7,500	1,655
Advertising-Legal	-	-	-	136	-	-
Fees-Landfill	19	49	-	-	500	-
Property Appraiser	11,366	11,029	11,233	10,689	14,700	11,338
Collection Fee-Tax Collector	11,490	11,622	12,028	13,424	14,700	14,660
Materials and Supplies						
Capital Outlay						
Imprv-Other Than Bldgs	-	-	-	-	15,000	-
Debt Services						
Principal	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Project Costs						
Don Pedro Bridge Rehab.						
Engineering	-	-	-	-	-	-
Construction	278,238	-	-	-	-	-
Labor (not reported separate prior to FY23)	-	-	-	-	-	-
Don Pedro Bridge Maint Plan						
Engineering	-	-	25,578	9,357	13,383	-
Construction	-	-	-	199,935	197,222	-
Labor (not reported separate prior to FY23)	-	-	5,541	12,817	11,379	280
Total Expenditures	1,079,934	249,190	192,684	371,721	814,939	160,598
Reserves (Ending Fund Balance)	\$ 2,195,440	\$ 2,496,735	\$ 2,843,823	\$ 3,248,808	\$ 2,968,542	\$ 3,993,282
Reserve %	67.0%	90.9%	93.7%	89.7%	78.5%	96.1%

Date Prepared: 1/27/2025

Don Pedro Knight Island Street and Drainage MSTU
Fund Financial Report
Oct. 1, 2024 - Dec. 31, 2024

	Actual FY2024	Adopted Budget FY2025	Amended Budget FY2025	YTD Actual FY2025	Encumbered FY2025	Balance FY2025
Beginning Balance	\$3,248,808	\$3,610,107	\$3,610,107	\$3,993,282		
Revenues						
Assessments & Earnings	905,073	779,940	-	464,519		
Grant & Subsidy Revenue	-	-	-	-		
Loans & Borrowing	-	-	-	-		
Total Revenue	\$905,073	\$779,940	779,940	\$464,519		
Expenditures						
Contract Services	113,395	500,000	50,000	70,590	243,835	235,575
Pipe Lining	-	2,000	-	-	-	2,000
ROW Maintenance	-	-	-	-	-	-
ROW Reclamation	-	-	-	-	-	-
Speciality Mowing	-	-	-	-	-	-
Public Works Services	12,922	32,239	-	480	-	31,759
Internal Charges	6,349	8,592	-	8,592	-	-
Purchased Services	27,653	40,336	-	27,993	4,335	8,008
Materials and Supplies	-	-	-	-	-	-
Capital Outlay	-	15,000	-	-	-	15,000
Debt Services	-	-	-	-	-	-
Project Costs						
Don Pedro Bridge Maint. Plan	280	58,048	-	-	-	58,048
Total Expenditures	\$160,598	\$656,215	706,215	\$107,656	\$248,170	\$350,389
Reserves (Ending Fund Balance)	\$3,993,282	\$3,733,832	\$3,683,832	\$4,350,146		
Reserve %	96.1%	85.1%	83.9%	97.6%		

Budget Amendment to add funds for Iguana removal and monitoring agreement.

Date Prepared: 2/3/2025

Don Pedro Knight Island Street and Drainage MSTU
Preliminary 2 Year Budget
FY2026 & FY2027

Valuation

Valuation
Current Millage

	FY2026	FY2027
Valuation	\$ 848,772	\$ 891,210
Current Millage	1.4410	1.4410

Beginning Balance

Revenues

Assessments & Earnings
Ad Valorem Taxes
Interest
Less 5% Reserve - FS 129.01(2)b
Grant & Subsidy Revenue
Loans & Borrowing
Total Revenue

	Preliminary Budget FY2026	Preliminary Budget FY2027
Beginning Balance	\$ 4,183,415	\$ 4,314,612
Assessments & Earnings		
Ad Valorem Taxes	848,772	891,210
Interest	14,642	15,102
Less 5% Reserve - FS 129.01(2)b	(43,171)	(45,316)
Grant & Subsidy Revenue		
Loans & Borrowing		
Total Revenue	\$ 820,243	\$ 860,996

Expenditures

Contract Services
Professional Svcs-Gen
Engineering
Other Contractual Svcs
Concrete Flatwork
Street Sweeping
Grading
Installed Sod
Contract Services; other
Pipe Lining
Right of Way Maint
ROW Reclamation
Specialty Mowing

Contract Services		
Professional Svcs-Gen	-	-
Engineering	-	-
Other Contractual Svcs	52,500	55,125
Concrete Flatwork	5,000	5,000
Street Sweeping	-	-
Grading	500,000	500,000
Installed Sod	-	-
Contract Services; other		
Pipe Lining	-	-
Right of Way Maint	-	-
ROW Reclamation	-	-
Specialty Mowing	-	-

	Preliminary Budget FY2026	Preliminary Budget FY2027
Public Works Services		
Equip Repl Charges-PubWrks	2,507	2,730
Operating Exp-PubWrks	19,480	21,407
*Road & Bridge Materials	4,315	7,768
Sign Materials	-	-
Internal Charges		
Central/Indirect Srvs	9,022	10,832
Purchased Services		
R/M-Bridges	-	-
Other Current Chrgs and Oblig	4,000	4,000
Advertising-Legal	-	-
Fees-Landfill	500	500
Property Appraiser	16,976	17,825
Collection Fee-Tax Collector	16,976	17,825
Materials and Supplies		
Capital Outlay		
Imprv-Other Than Bldgs	-	-
Debt Services		
Principal	-	-
Interest	-	-
Project Costs		
Don Pedro Bridge Maint Plan		
Engineering	15,578	20,000
Construction	37,287	250,000
Labor	4,905	9,000
Total Expenditures	689,046	922,012
Reserves (Ending Fund Balance)	\$ 4,314,612	\$ 4,253,596
Reserve %	86.2%	82.2%

*Road & Bridge Materials includes Sod for work program activities

Version Date

2/19/2025

Budget Report

Activity Description: All

Don Pedro and Knight Islands Street and Drainage Unit

Budget Year: 2026

Budget Details							
Activity Description	Work Quantity	Unit of Measure	Labor Cost	Materials Cost	Equipment Cost	Contractor Cost	Total
Asphalt Driveway - Maintenance	1	TONS	\$463.75	\$122.58	\$68.98		\$655.31
Camera/Video	1	PIPES	\$574.40		\$236.52		\$810.92
Data Collection	20	CT	\$599.16		\$16.64		\$615.80
Drainage Maintenance - Swale Grading	4,000	SF	\$3,140.69	\$39.50	\$548.11		\$3,728.30
Drainage Maintenance Re-grading	400	SF	\$225.90	\$2.76	\$38.37		\$267.03
Fuel Work	2	EQUIPMENT	\$160.78		\$45.32		\$206.10
GIS Update	50	CT	\$1,282.67				\$1,282.67
Ground Penetrating Radar	1	TICKETS	\$36.42		\$4.09		\$40.50
Investigation	2	INSPECTIONS	\$153.92		\$9.50		\$163.42
MSBU Administrative Work	70	HOURS	\$5,387.20		\$291.20		\$5,678.40
Project Management	10	LABOR	\$1,329.80				\$1,329.80
ROW - Vegetation / Boom Mowing	30,000	CY	\$1,374.00		\$481.00		\$1,855.00
ROW Watering	8,000	GALLONS	\$1,832.00		\$261.87		\$2,093.87
Sign Fabrication	5	SIGNS	\$104.04	\$158.19	\$4.89		\$267.12
Sign Inspection	80	SIGNS	\$277.76		\$42.24		\$320.00
Sign Installation	5	SIGNS	\$161.45	\$78.83	\$24.55		\$264.83
Sign Maintenance	30	SIGNS	\$968.70	\$450.57	\$147.30		\$1,566.57
Support (Post) Maintenance	10	POSTS	\$161.45	\$60.46	\$24.55		\$246.46
Transport	4	TRIP	\$971.07		\$169.73		\$1,140.80
Vacuum Culvert Cleaning	2	CULVERTS	\$274.82		\$91.76		\$366.58
Don Pedro and Knight Islands Street and Drainage Unit Total			\$19,479.97	\$912.89	\$2,506.61		\$22,899.47

Budget Report

Activity Description: All

Don Pedro and Knight Islands Street and Drainage Unit

Budget Year: 2027

Budget Details						
Activity Description	Work Quantity	Unit of Measure	Labor Cost	Materials Cost	Equipment Cost	Contractor Cost
Asphalt Driveway - Maintenance	1	TONS	\$463.75	\$135.14	\$68.98	\$667.88
Camera/Video	1	PIPES	\$574.40		\$236.52	\$810.92
Data Collection	20	CT	\$599.16		\$16.64	\$615.80
Drainage Maintenance - Swale Grading	2,500	SF	\$1,962.93	\$24.69	\$342.57	\$2,330.19
Drainage Maintenance Re-grading	250	SF	\$141.19	\$1.73	\$23.98	\$166.89
Fuel Work	2	EQUIPMENT	\$160.78		\$45.32	\$206.10
GIS Update	50	CT	\$1,282.67			\$1,282.67
Graffiti Removal	50	LF				
Ground Penetrating Radar	1	TICKETS	\$35.42		\$4.09	\$40.50
Investigation	2	INSPECTIONS	\$153.92		\$9.50	\$163.42
MSBU Administrative Work	70	HOURS	\$5,387.20		\$291.20	\$5,678.40
Pavement Markings	30	MARKINGS	\$1,611.72	\$178.00	\$305.34	\$2,095.06
Project Management	10	LABOR	\$1,329.80			\$1,329.80
ROW - Vegetation Management	300	STRUCTURES	\$645.80	\$10.29	\$178.70	\$834.79
ROW Watering	5,000	GALLONS	\$1,145.00		\$163.67	\$1,308.67
Sign Fabrication	10	SIGNS	\$208.09	\$348.82	\$9.77	\$566.67
Sign Inspection	80	SIGNS	\$277.76		\$42.24	\$320.00
Sign Installation	5	SIGNS	\$161.45	\$86.91	\$24.55	\$272.91
Sign Maintenance	35	SIGNS	\$1,130.15	\$579.55	\$171.85	\$1,881.55
Striping	30,000	LF	\$2,727.40	\$4,108.46	\$508.90	\$7,344.76
Support (Post) Maintenance	10	POSTS	\$161.45	\$66.65	\$24.55	\$252.65
Transport	4	TRIP	\$971.07		\$169.73	\$1,140.80

Budget Report

Activity Description: All

Budget Year: 2027

Budget Details						
Activity Description	Work Quantity	Unit of Measure	Labor Cost	Materials Cost	Equipment Cost	Total
Vacuum Culvert Cleaning	2	CULVERTS	\$274.82		\$91.76	\$366.58
Don Pedro and Knight Islands Street and Drainage Unit Total			\$21,406.91	\$5,540.24	\$2,729.86	\$29,677.01

DRAFT

**NOTICE OF REQUEST FOR LETTERS OF INTEREST
CHARLOTTE COUNTY, FLORIDA**

DON PEDRO AND KNIGHTS ISLAND COMMUNITY PLAN UPDATE

The Charlotte County Purchasing Division is currently accepting Letters of Interest from firms in its Professional Services Library under the Categories for Civil Engineering and Planning Services.

PROJECT DESCRIPTION: It is the intent of Charlotte County to seek professional services for a firm to convene four community input sessions and deliver a neighborhood plan for Thornton Key, Palm Island, Knight Island and Don Pedro Island. The plan will reflect the desires of the majority of the community and refrain from making professional recommendations. It will reference, update, and mirror the 2006 community plan, which contained these chapters:

- Chapter One - Land Use
- Chapter Two - Natural and Scenic Resources and Environmental Quality
- Chapter Three - Navigation and Coastal Elements
- Chapter Four - Infrastructure
- Chapter Five - Fire, Emergency Medical Services and Disaster Planning
- Chapter Six: Enforcement of Regulations
- Chapter Seven: The Future of the Island

SCOPE OF SERVICES: The awarded firm is to convene a series of public meetings to gather input for a neighborhood plan. This will be a phased project with public input meetings to occur at the beginning of each phase and at the end of each chapter prior to moving onto the next phase (phase 1, chapters 1-2; phase 2, chapters 3-5 phase 3, chapter 6-7). The meetings will require a comprehensive presentation of the review process and proposed revisions.

PROJECT MANAGER: Karlene McDonald and Elizabeth Nocheck

ESTIMATED BUDGET: \$195,000



Wooden bridge maintenance recommendation. Jeff Litherland, Project Engineer, 4/24/24

I have spent several hours researching the life expectancy, maintenance intervals and treatment methods of wooden bridges. Information is as abundant as it is varied. I understand the DPKI MSBU needs to program for the continuous maintenance of the bridge and this information is my best take on what that should be. I personally have no experience with wooden bridges prior to my current position and am providing my best assessment based on what I have seen since I started with the county, and recommendations provided to me.

Regarding completion of the 2023 project: On January 30, 2024, Kelly and Jeff assessed the bridge condition as part of a warranty walk-through process. The work that was done as part of the maintenance project completed May 24, 2023, appears to be performing as expected. While the deck exhibits flaking in the travel lanes due to traffic wear, it is wear that was expected and all other surfaces that were treated are performing well.

Since the deck deterioration is a normal part of the wooden bridge status quo, planning should include a replacement of the worn pieces and re-sealing in the next year (FY25) and again 2 years later along with the other surfaces (FY27). Estimated deck sealing cost is \$60,000 per application, which would include replacement of select deteriorated boards. FY29 should include resurfacing the entire deck. The surfaces beyond the deck should be monitored for condition but sealed every 5 years, maximum.

Consider the partial replacement of the deck (travel lanes) or whole replacement with a harder, yet more expensive lumber – IPE or Jatoba. Estimated cost to replace the deck is \$211,500 with these alternate materials. IPE allegedly lasts 25 years or more and requires no staining. Since the current deck should last a few more years, more research could be done to determine the most cost effective solution.

I have included a table of my suggested maintenance intervals and costs. These are what I consider worst case. The MSBU and the county should monitor the condition of the staining and make adjustments as needed.

Surface Category	Area	Frequency	Fiscal Year	Unit Cost	Cost	Optional Cost			
Underside	21500	7	2027	\$ 6.50	\$139,750.00				
Topside minus deck	12681	4	2027	\$ 8.00	\$101,448.00				
Deck	4500	2	2025	\$ 9.00	\$ 40,500.00	\$ 20,000.00	For board replacement		
Deck Replacement- Pine	4500	10	2029	\$ 27.40	\$123,300.00				
Deck Replacement- Ipe or Jatoba	4500	20	2029	\$ 47.00	\$211,500.00	\$ 211,500.00			