

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
April 26, 2011

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Managers Reports

ITEM J.2

Community Entry Area Maintenance Report

*\*this attempts to follow Director Gutierrez "Entry Pickup Items" (see next page)*

1. Improvements to interior of guard house

This work has not started. A cabinet maker has been selected. Need another bid for floor tile. **Need direction** on paint (what color/finish), existing exposed woodwork (replace?)

2. Treat/reseal/re oil all exterior woodwork

This work began today, 4/22. All lodgepole posts were cleaned with a chemical wood brightener. Need a spec on the type of sealer for the lodgepole posts.

Rusted gate hardware and concrete stains will be treated week of 4/25

Ipe hardwood will be re oiled starting week of 4/25 (some existing finish is still sticky from the previous treatment and it is recommended these areas be allowed to dry before applying more oil).

3. Rope on Flagpole base - **need direction**: how high up the pole?

Will also clean up the concrete at base of pole week of 4/25

Flagpole light fixture is on back order

4. LS accent lighting coordinated to turn on at same time

There have been problems with timers working against photo cell switches. For the time being the problem is fixed.

5. Plants dying in landscaping – getting an estimate now from Bemus to replace these plants: 3 bird of paradise, 4 hibiscus, 10-12 trumpet vines on RR fence, ground cover in front of 3 directional signs, looking into problem with all 5 trumpet vines on visitor driveway next to guard house – will replace kangaroo paws in 1 parking island (rabbits)

6. Sign behind guard house on visitor side: to alert for cars entering on the left

**Need a detail** for sign: full description, dimensions, material, color, language, etc.

7. Brass Signs - **need direction**: the turquoise finish on 5 of the 7 signs is blistering and peeling off. The mfg. says to remove all and ship back to Florida for re-finishing. Sign removal may not be possible without some damage to signs and/or surrounding lava stone veneer.

8. Wood bench fasteners (joist hanger brackets) – **need detail** on alternate fastener method.

9. New opening in county fence will be filled in week of 4/25

10. Power wash entry concrete – this should be done now on the exit side – lots of tracking occurring – will schedule for week of 4/25