

# Summit Place Community Association

YEAR END REVIEW 2014



**KW PROPERTY MANAGEMENT & CONSULTING**

DM: Lee Gouny

PM: Deborah Martins



## **Board of Directors**

**Robert Bosch, President**

**Marianne Passafuime, Vice President**

**Charlotte Weber, Treasurer/Secretary**

**Robert Aldinger, Director**

**Martin Nestares, Director**





Summit Place Association is a 410 unit community association located at 14955 Summit Place Circle, Naples, Florida.

The association has an annual budget of \$1,220,000.00. This year the association undertook 6 projects at a cost of \$82,500. These projects improved the community, prolonged the life of the association assets and addressed some of the associations capital needs. The projects are listed below and detailed in the following pages:

- Pool Re-surface
- Pool Furniture
- Fitness Room New Equipment
- Fitness Room New Carpet
- Common Area Landscaping
- Modernization of the Community Irrigation System



**PROJECT: Pool Resurfacing**

**PROJECT IMPACT:** The Pool went from a 10 year old environment to the sparkling resort like appearance of this amenity today. In just a short distance within the community this wonderful area transforms the residents to the meaning of the Florida experience.

**PROJECT CLASSIFICATION:** Planned Capital Expense

**CONTRACTOR:** Pure Water Pools

**BUDGET:** \$20,000.00

BEFORE



AFTER



**PROJECT: Pool Furniture**

**PROJECT IMPACT:** Along with improvements to the pool, the new pool furniture further demonstrates the importance of first class amenities for enhanced value. Residents lounge in comfort and style around the pool.

**PROJECT :** Planned Capital Expense

**CONTRACTOR:** Palm Casual

**BUDGET:** \$3,200.00

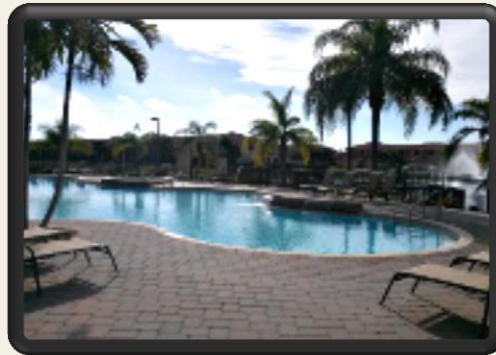
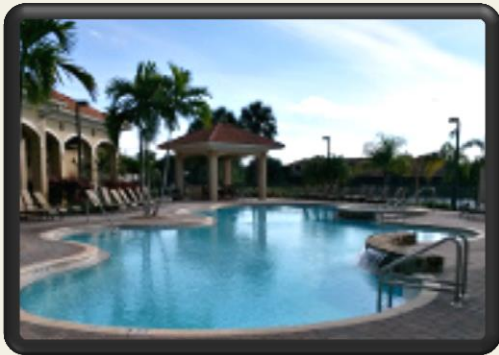


# Pool Resurfacing and New Furniture

## Before / In Progress



## After



# Fitness Room New and Updated Equipment

**PROJECT:** Fitness Room New and Updated Equipment

**PROJECT IMPACT:** The new equipment provides a 21<sup>st</sup> Century work out experience for the Community. Resident usage and satisfaction has greatly increased with this amenity.

**PROJECT CLASSIFICATION:** Planned Capital Expenditure

**CONTRACTOR:** FitRev, Inc.

**BUDGET:** \$12,500.00



# Fitness Room Carpet Replacement

**PROJECT: Fitness Room Carpet Replacement**

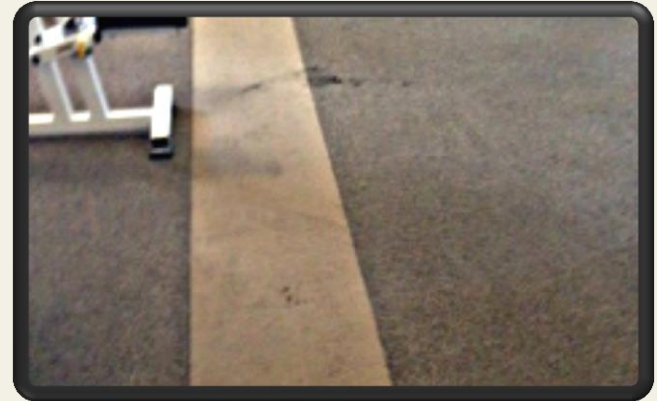
**PROJECT IMPACT:** The new carpeting provides enhanced environment through appearance, cleanliness and overall improvement of the look.

**PROJECT CLASSIFICATION:** Planned Capital Expense

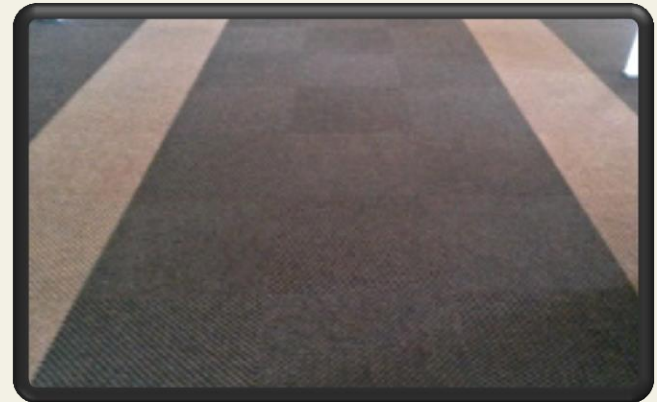
**CONTRACTOR:** Fit Rev, Inc.

**BUDGET:** \$8,000.00

BEFORE



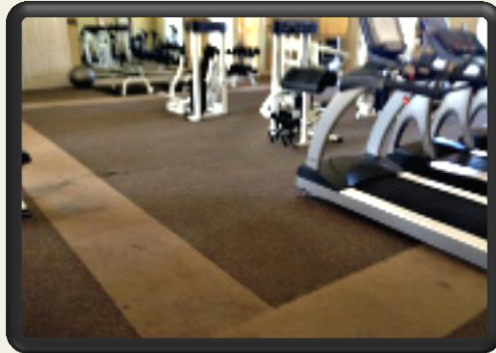
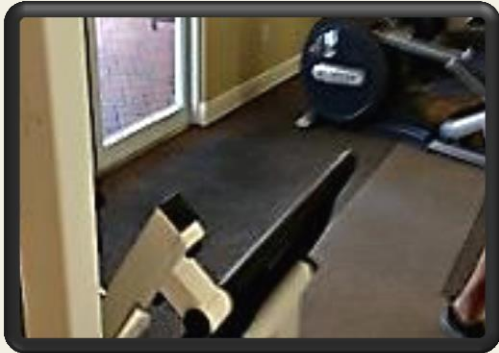
AFTER



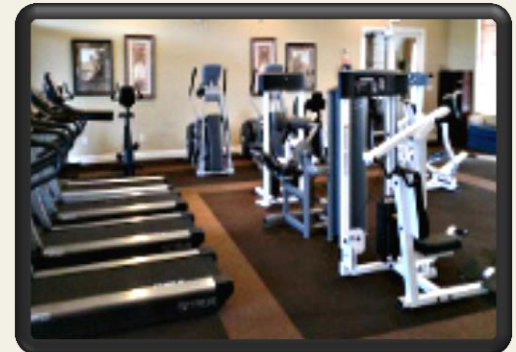
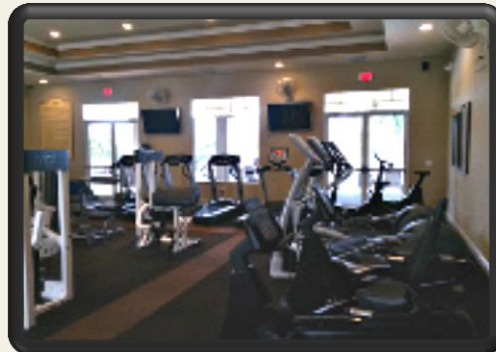
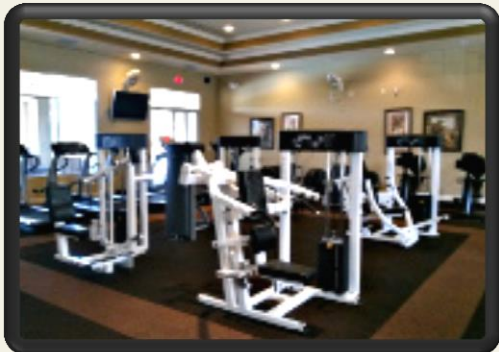


# Fitness Room New Carpet and Equipment

Before



After



**PROJECT:** Common Area Landscaping

**PROJECT IMPACT:** The Front Entrance and Clubhouse are the entry way to the Summit Place experience. The new plantings and updated arrangements are providing a welcoming environment that residents see upon their arrival, giving them a sense of home.

**PROJECT CLASSIFICATION:** Other

**CONTRACTOR:** R & N Landscaping and Mike's Irrigation

**BUDGET:** \$10,000.00

BEFORE



AFTER



**PROJECT:** Modernization of the Community Irrigation System

**PROJECT IMPACT:** Irrigation systems are the backbone of a lush tropical environment and these improvements are visible through out the Community. Green grasses along with colorful flowers enhance the daily living experience in Summit Place.

**PROJECT CLASSIFICATION:** Emergency

**CONTRACTOR:** R & N Landscaping and Mike's Irrigation

**BUDGET:** \$18,000.00



# Landscaping and Irrigation



## Community Programs

Property Clean Up Project  
Increase utilization of Club House areas for multiple age groups.  
Enhance Resident participation in overall monitoring of Community appearance, curb appeal, and proper usage of common areas.

## Special Events

Community Garage Sale  
KWPM Meet & Greet  
Kid's Movie and Ice Cream

## Wellness Events

Establish walking events with in the community.  
Discuss group exercise programs for all age groups.  
Develop a Bicycle Club

Summit Place Association provides an active lifestyle and community with two events in 2014.





**Vendor:** Mike's Irrigation

**Impact Summary:** Develop property schematic of system for recurring repair issues and review updated components for improved efficiencies.

**Value Added:** Savings captured by a focused review of repeated breakdowns and repairs. A replacement study may be needed.

**Value Optimization:** Summit Place saved \$15,000 and adds service value from vendors.



**Vendor:** R&N Landscaping

**Impact Summary:** Recognizing community landscaping is a valuable asset which requires the same maintenance and replacement considerations as any other community asset.

**Value Added:** Savings captured by gaining understanding of native plantings and their compatibility with the environment using less water and chemicals.

**Value Optimization:** Summit Place saved \$17,000 and adds service value from vendors.



## 2015 Action Plan

The year 2015 will be a very exciting one for Summit Place as it enters the first full year as a community managed association.

The plans and projects under consideration:

- Lake beautification and improving water health.
- Major landscaping through out the community with plants that are natural to southwest Florida to assist with a major water conservation initiative.
- Review common areas for addition of playscape environments for community harmony for the younger residents.
- Investigate the integration of a virtual gate system with the existing live guard system.

## Events

We hope to do one or more of these events in 2015!

Easter Egg Hunt  
Memorial Day Bicycle Parade and BBQ  
Community Clean Up Initiative  
Back to School Event  
Halloween Party  
Community Yard Sale  
KWPM Meet & Greet  
Miscellaneous Movie Events  
**VOLUNTEERS NEEDED!!!!**

## Projects

Landscaping  
Water Conservation  
Improved Use of Common Areas  
Lake Beautification

**Summit Place and KW Property Management & Consulting  
are working together to plan for the future!**







## Property Management

Lee Gouny, District Manager  
Deborah Martins, Property Manager  
Wendi Horne, Administrative Assistant



**WE LOOK FORWARD TO A PROSPEROUS 2015!**

## Accounting

Deyton Molina, Accountant  
Olga Hernandez, AP Associate  
Yenssey Sanchez Paizon, AR Associate  
Yenssey Sanchez Paizon, Collections Associate





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