

Royal Troon Village
A Not-For-Profit Corporation
Resolution to Adopt a Maintenance Schedule

WHEREAS the Association is by Declaration tasked with maintenance obligations towards the roofing system (exterior roofing materials, the underlayment and decking, flashings and plywood excluding trusses), existing skylights, existing gutters, existing downspouts, soffits and drainage-related improvements, and exterior paint and repair of only exterior building surfaces (excluding any maintenance toward all glass, screen, screen door or screen enclosure and any other portion of a residence not expressly described in the Declaration), lawn and landscaping, irrigation, mailboxes, driveways (excluding customized finishes) and sidewalks (excluding customized finishes). In addition the roadways are Association responsibility.

WHEREAS the Board of Directors obtains a Reserve Study for expert opinion on the useful life of capital projects and defers to consultants and professionals to guide them with industry standard frequency for preventative maintenance.

BE IT HEREBY RESOLVED the Board of Directors adopts the attached Maintenance Schedule.

This Resolution has been approved by the Board of Directors of Royal Troon Village Inc., this 10th day of December, 2024.

Brenda Crisp:.....*Brenda Crisp*.....

Tim Hartle:.....*Attended via Zoom*.....

Laurel DiVirgilio:.....*Laurel DiVirgilio*.....

Dean Reinauer:.....*Absent*.....

Paul Gaddini:.....*Absent*.....

Richard Martin:.....*Richard Martin*.....

Ron Crum:.....*Ron Crum*.....

Royal Troon Village Schedule of preventative and predictive/preventative maintenance plan.

Category	Annually	Bi-Annually	2029 and 2034	2034
Gutter cleaning - repairs (should be twice annually Spring/Fall) Gutter cleaning . This will be assessed building by building and may require adjustment including adding gutter "guards" in select areas where excessive build-up requires more than 2X per year cleaning.	X			
Sidewalk/Driveway power washing where identified		X		
Palm Tree trimming up to 15' and crepe myrtle trimming 1 x	X			
Large tree trimming above 15' and live oak removal per arborist review	X			
Sidewalk/driveway maintenance review - repairs 1 x	X			
Fascia wood review - repairs	X			
Stucco review - repairs	X			
Light review - replacements 1 x	X			

Irrigation review - repairs (should be quarterly or as needed when leaks/broken heads occur) 4 x

X

Landscape review (includes washout/voids - replacements 1 x

X

Roof washing (Pending new roof installations which places streak failure on shingle manufacturer 1x)

X

Annual Roof Warranty review; Vent Stack covers

X

Building washing

X

Painting of Buildings - reserve

X

Roof Replacements 15-18 years (completed in 2025 (exception building 7 slated for 2029) - reserve

Roadway/curb maintenance after milling and resurfacing 2028 - reserve

Site storm drainage system - clean/repair 1x every 5 years: Golf course drain to Craigend ; Craigend storm drain to small pond (completed); Golf course to Golf club parking lot pond;

X

Mailbox kiosk replacement 2027 - reserve

Irrigation Timers/controllers/system replacements reviewing every 5 years

X

Replacement of exterior lighting over next 4+ years beginning in 2024 - At homeowner's expense

X

X

X

Reserve Study every 4-5 years (completed in 2023 - 2027...2031)

X

Inspection exterior building electrical panels

X

Armadillo-raccoon nest inspection

X

Termite inspections internal to units

X