

EVERGREEN

PALM CITY

Hello Evergreen Owners,

At the Board of Directors meeting on October 26, 2023, a presentation was given by the Drainage Committee outlining the history of drainage within the community and the results and recommendations of the survey that was undertaken by Sunshine Land Design. We understand that many of you didn't have the opportunity to attend the meeting but wanted to share this important information with all of you. Please take a moment to review the presentation which follows this letter.

The last page of the presentation outlines the estimated costs to implement the recommendations provided by Sunshine and possible payment options. No decisions have been made yet, and the Board is in the process of exploring financing options.

Should you have any questions, please email the Board at poa@evergreen.com.

Respectfully submitted,

Evergreen Property Owners Association Board of Directors

EVERGREEN

Storm Water Drainage

History

- Over the last few years there have been concerns raised by many Evergreen homeowners, regarding poor drainage throughout the community. Drainage issues will continue to grow and will impact every homeowner unless they are addressed
- The POA is responsible for maintaining and restoring the storm water system within the community
- Homeowners are responsible for clearing and maintaining culverts under their driveways
- In December 2022, the Evergreen Board of Directors established “the Drainage Committee” to develop a comprehensive plan to address storm water drainage within the community

Goal

- To restore the Evergreen Storm Water System to its original state as designed when the community was built
- Eliminate stopgap and band aid fixes that are costly to the community
- In 2021, the Community spent \$29,985 to make repairs that have shown no tangible/positive results
- Develop a comprehensive plan for maintaining culverts and swales to ensure the proper flow of storm water

Drainage Committee

The committee approached their task in two ways:

- ensure all under driveway culverts were clear of silt and debris
- source a vendor with the expertise to assess the entire storm water system in Evergreen

Culvert Clearance

- Beginning in January 2023, the Drainage Committee performed an initial inspection of all culverts
- Homeowners whose culverts were not in compliance received a letter from the POA, in February 2023, explaining to the Homeowner the status of their culvert(s)
- The Drainage Committee performed a follow-up inspection of the out of compliance culverts on April 15, 2023
- Homeowners whose culverts were still not in compliance received a second notice to remediate their culvert issues
- A final inspection was performed on July 17, 2023. At that time there were 42 homeowners that still had not complied in clearing their culverts
- Thank you to all that complied with clearing and maintaining your culverts
- Culverts need to be cleared on a regular basis to ensure that storm water is able to flow to the easements that carry water to the ponds on the golf course
- A yearly inspection will be performed each January to ensure homeowners are maintaining their culverts

Clear Culvert



Vendor Assessment Sourcing

- The Drainage Committee met with 5 vendors to determine which was best suited to perform the assessment of the Evergreen Storm Water system
- Sunshine Land Design was the vendor selected and their review was completed in September 2023

Sunshine Assessment

- Lack of maintenance and substandard repairs over the years has rendered this system ineffective
- There have been several pipes between homes that have been installed over the years. Most are too small and/or have been installed at the wrong elevation
- The swales between the homes have over the years, have been planted and/or just filled in with grass

Recommendation

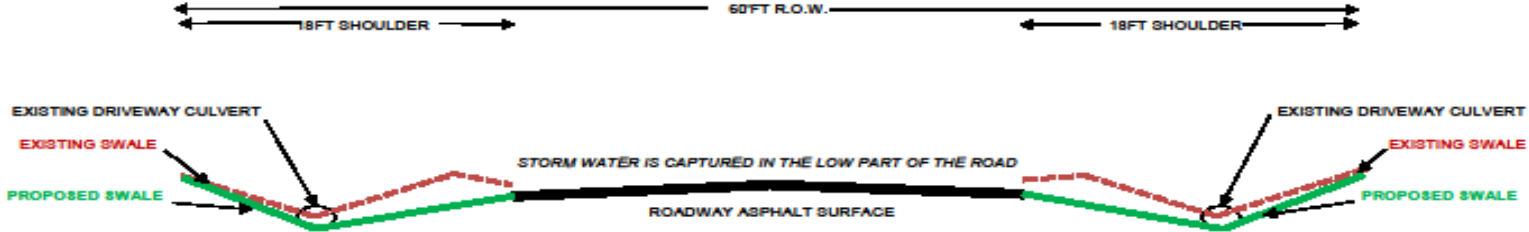
- Moving water efficiently from the road swales to the golf course will be the first step required by the POA to return this surface water system to a functioning system
- Install a properly sized storm water pipe, at the correct invert elevation, to go between the homes to effectively move the storm water from the road swales to the ponds on the golf course
- After this pipe is installed, road swales, a couple lots each direction, would be rehabilitated to expedite the flow of storm water
- There are 18 areas that Sunshine has prioritized to restore the system

Swale Grading



TYPICAL SW BIMINI CIRCLE

NOT TO SCALE-FIELD CONDITIONS MAY VARY
NOTE THE DASHED LINE IS AN APPROXIMATE LOCATION OF THE EXISTING GRADE





Evergreen
4396 SW Bimin Cir S

Legend

Grade and sod shaded areas per detailed grading plan.

Existing Pipe Run draining road swales into back pond

Establish flow line from break point (high point) further up the road, to the discharge structures

Establish flow line from break point (high point) further up the road, to the discharge structures

2- ea Drain structures designed to catch swale water and drain to the back pond. Due to lack of / or improper swale maintenance and blocked driveway culverts. Stormwater cannot reach these two structures.

Grade and sod shaded areas per detailed grading plan.

Google Earth

100 ft



Next Steps

- Solicit bids for performing the work recommended by Sunshine for the first 3 areas of priority (currently in progress)
- Select vendor and present the committees recommendation to the Board
- Homeowners to complete the clearing of culverts and periodically perform maintenance to insure the flow of water

ESTIMATED COSTS

\$1,300,000.00

Equal to: \$4,350.00 per lot

- **Possible** payment options:
- Loan – 7 year @7.5% + points = \$1,674,000.00
 - (\$200 per quarter per lot X 7 years)
- Yearly Budget line item - \$260,000.00 for 5 years
 - (\$217.00 per quarter per lot X 5 years)