

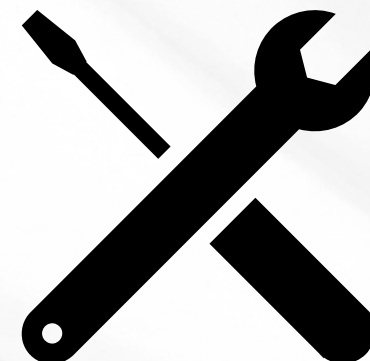
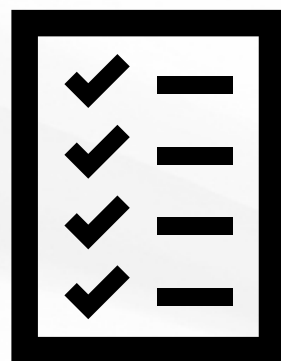
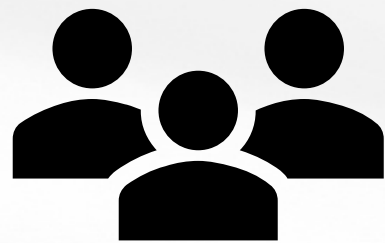
Facilities & Operations Report

April 23, 2026



Agenda

- Personnel Update
- Department Goals
 - Recent Projects
- Lake Health Program



Personnel Update

Josh Myers- Marina &
Lake Health Supervisor

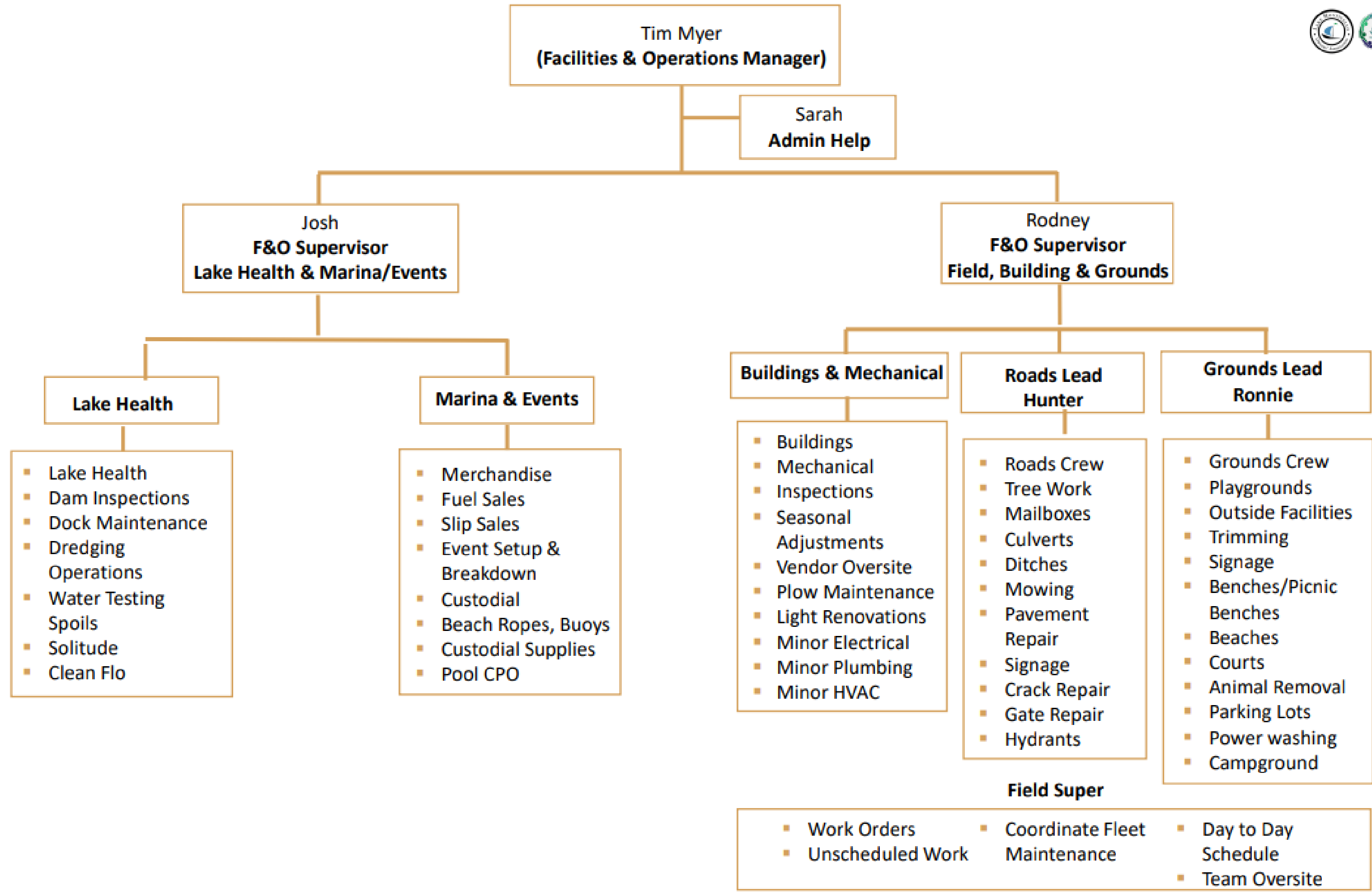
- Lake Health Testing & Monitoring
- Dam Inspections
- Marina Supervisor

Hunter Halliday &
Ronnie Oakley- Project
Leads

- Foreman

Greg Walker- Asset
Coordinator

- Preventive Maintenance Program for LMOA equipment
- Maintains Shop Inventory



GOALS FOR FACILITIES & OPERATIONS

Enhance Overall Community Appearance

- Maintain a clean, attractive, and well-kept neighborhood through consistent grounds maintenance, landscaping improvements, and proactive attention to common areas.

Implement Preventative Maintenance & Equipment Reliability Program

- Establish and follow a structured preventative maintenance schedule for all buildings, infrastructure, and equipment. Standardize maintenance practices, track usage, and strategically replace aging assets to reduce downtime and extend asset life.

Uplift and Modernize Existing Facilities

- Identify aging or underperforming facilities and implement phased improvements to elevate overall condition, functionality, and visual appeal across the community.

GOALS FOR FACILITIES & OPERATIONS

Strengthen Work Order & Response Efficiency

- Enhance response times for maintenance requests and ensure timely completion of projects that impact residents' experience and safety.

Promote Safety & Risk Reduction

- Maintain safe facilities, equipment, and public spaces by conducting regular inspections, addressing hazards promptly, and reinforcing safety best practices.

Improve Communication & Visibility of Department Efforts

Provide regular updates on projects, maintenance activities, and improvements to keep leadership and residents informed and engaged.

Recent Projects

Tufton Pond Aeration



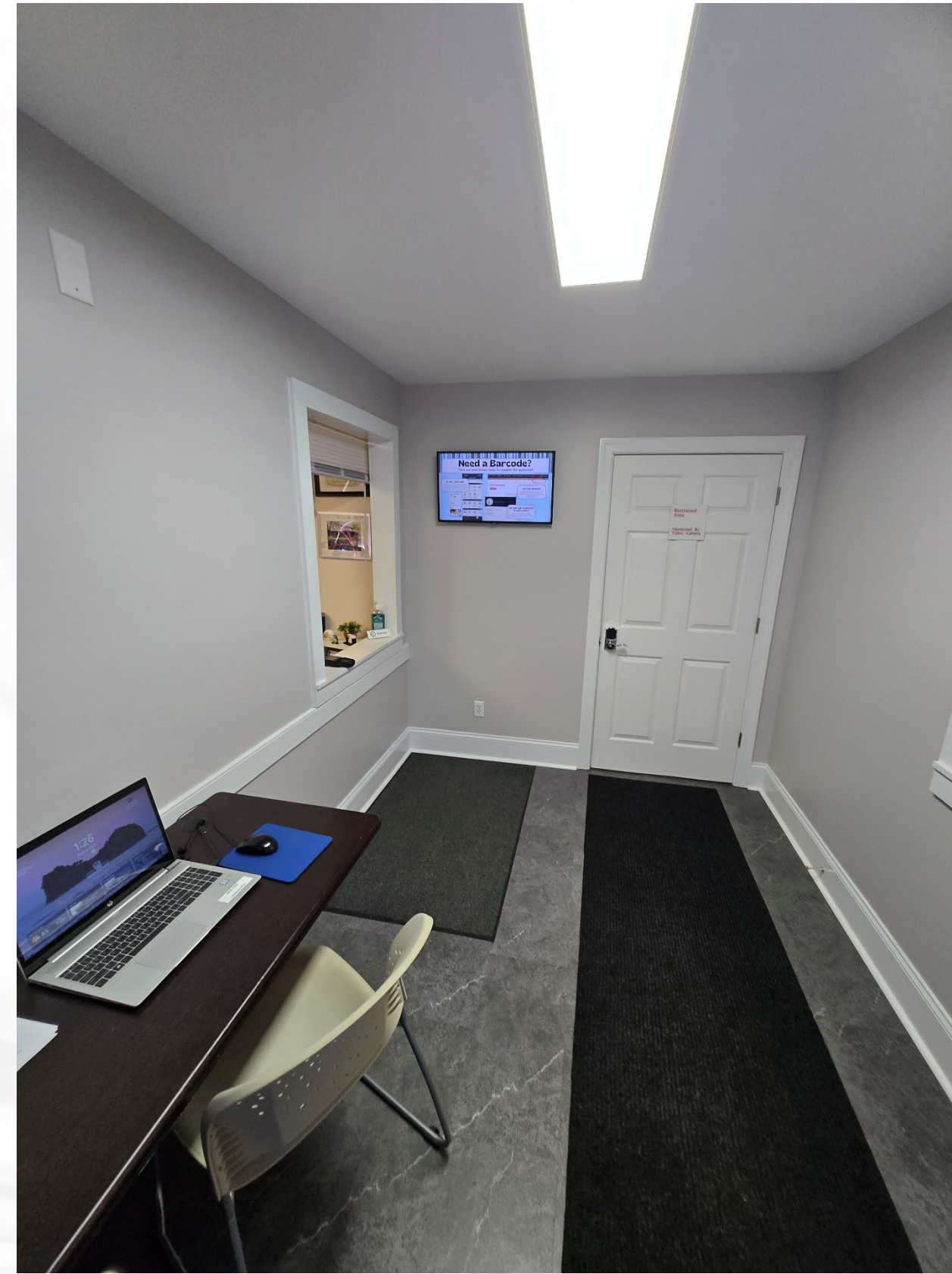
Recent Projects

Deck Rehab at Ashlawn Clubhouse



Recent Projects

Residential Standards Building Updated



Recent Projects

Pool House Renovation



Recent Projects

Ashlawn Clubhouse Lobby Repainted



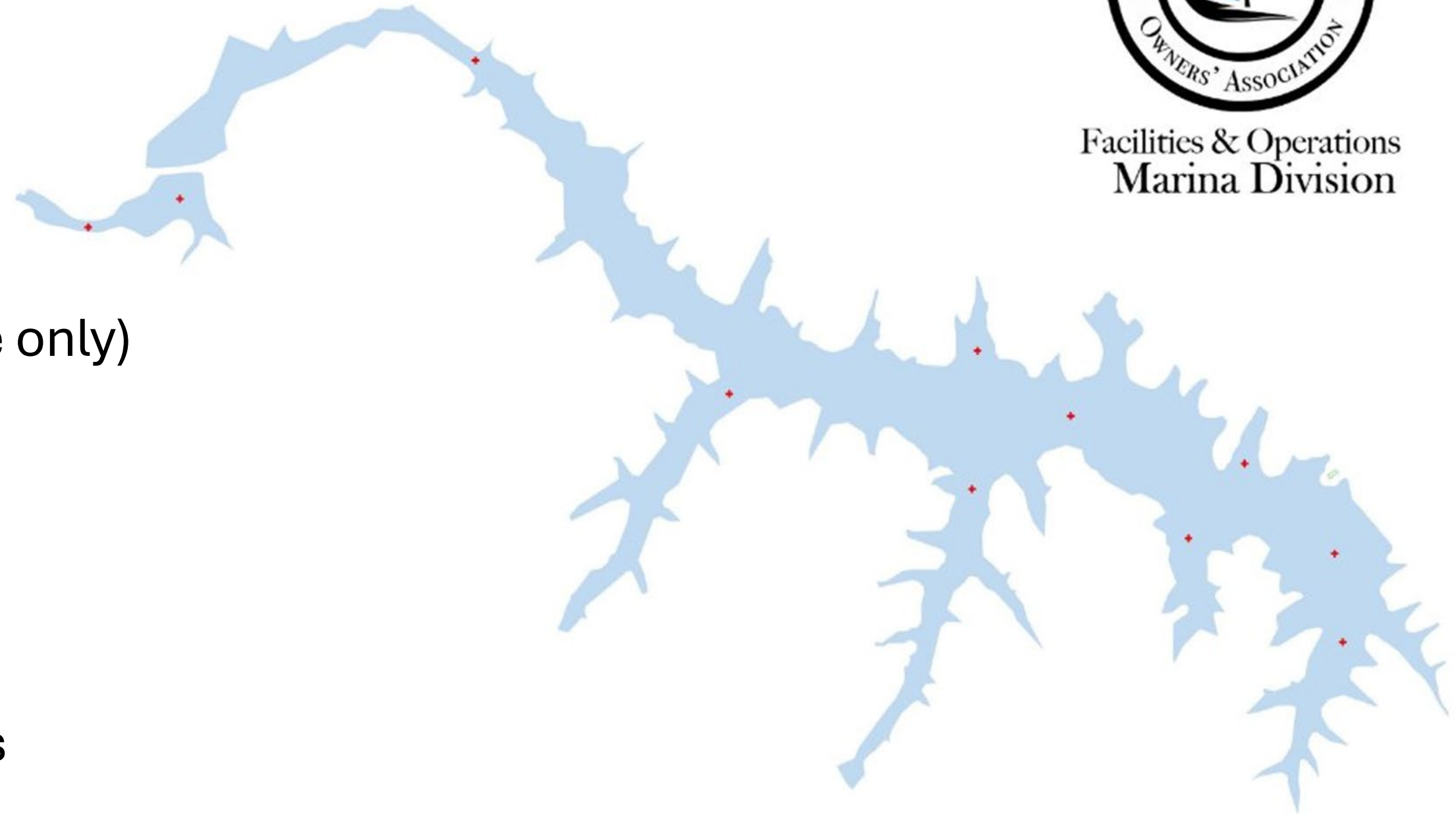
Testing Locations

Weekly Test

- Dissolved Oxygen
- Turbidity
- Water Clarity

Monthly Test

- E.Coli (Solitude only)
- Phosphorus (Solitude only)
- Thermoclines
- pH
- Conductivity
- Oxidation Reduction Potential
- Total Dissolved Solids



Facilities & Operations
Marina Division

Clean-Flo Tufton Pond HAB & Bio Dredging Project

Clean-Flo was awarded contract in 2025 for the Tufton Pond HAB & Bio Dredging Project.

The purpose is proof of concept to eliminate HAB occurrences in Tufton pond and provide data showing that Bio Dredging increases water volume and reduces muck and algae producing nutrients.

Year 1: \$146,000, Year 2: \$27,000, Year 3: \$52,000

Clean-Flo Tufton Pond

HAB & Bio Dredging Project

- LMOA is responsible for all additional labor/costs associated with algae sampling and dissolved oxygen profiling. (Clean-Flo is not providing any monitoring/testing services.)
- LMOA's F&O manpower to supporting Clean-Flo contract:
 - Dissolved Oxygen - Once per month at deepest point in 1ft increments
 - Algae
 - Year 1: One test per month (April-October), two samples per test (14 samples)
 - Year 2+: One test per month (May-October), one sample per test (6 samples)
 - Algae samples sent to PhycoTech Lab, cost per sample \$242 + overnight shipping

Elements of Lake Health

Physical & Structural Features	Water Quality	Biological Integrity
<p>Shoreline: Dams, seawalls, beaches, docks, vegetated shoreline</p> <p>Hydrology: Spillways, stable water levels, inflow, and outflow</p> <p>Sediment Levels: Minimal accumulation, dredging</p> <p>Sewer Lines & Septic Systems</p>	<p>Nutrient Levels: Low concentrations of nitrogen and phosphorus prevent excess algae growth</p> <p>Dissolved Oxygen (DO): High levels > 5 mg/l necessary for fish and aquatic life</p> <p>Water Clarity: High clarity indicates low turbidity and algae</p> <p>pH Levels: Ideal levels for aquatic life are 6.5 - 8.5</p> <p>Temperature: Stable temperatures suiting native species desirable</p>	<p>Biodiversity: A balanced, varied community of plants, fish, invertebrates, and microorganisms.</p> <p>Aquatic Vegetation: A healthy mix of submerged, emergent, and floating plants</p> <p>Invasive Species: Undesirable</p>

Lake Health Operations

- ✓ Water Testing (dissolved oxygen, pH, temperature, conductivity, salinity, ORP, TDS)
- ✓ Dredging & Sediment Monitoring
- ✓ Monitor Food Web
- ✓ BMPs/Stormwater Management (e.g., forebay, culverts, etc.)
- ✓ LMOA is planning to partner with Harbor Dredge for Dredging, Future BMPs, Dock enhancements, etc.
- ✓ Maintain Dams and Spoils Site (Main Dam, Tufton & Golf (Hole 18))

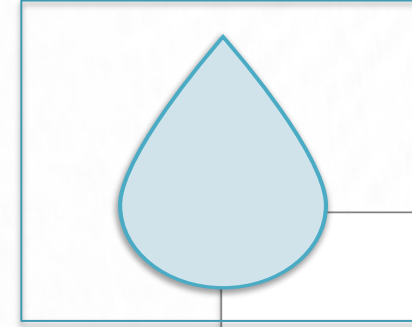
Next Steps

- Tufton Pond Project - Assess proactive actions to eliminate HABs in the next 2-3 seasons
- Investigate Main Lake proactive initiatives identified by WEG Report, Clean Flo & Solitude
- Dredging & Sediment Monitoring - Bathymetric vs. Manual advantages
- Continue monitoring Food Web
- BMPs/Stormwater Management (e.g., forebay, culverts, etc.) - identify, prioritize & implement a proactive plan



LAKE HEALTH TEAM

- LMOA
- FLOC
- BOD
- Aqua



CONTRACTS/RESOURCES

- SOLitude
- CleanFlo
- WEG Report
- Angler Report
- Shimp Engineering
- Army Corp of Engineering



THANK YOU

