

By **Bill Parsons** Vice Chairman, Seven Oaks CDD

## Pavers at Seven Oaks

**P**avers were installed at Seven Oaks south of the power lines during 2001 and north of the power lines a few years later. They are located at two of the four main entrances to Seven Oaks (i.e. Ancient Oaks Blvd and Summergate Blvd), entrances to each neighborhood, and the two traffic circles.

Although the pavers add to the beauty of Seven Oaks, they are very expensive to maintain. Just a few years after the pavers were

installed, the developer controlled CDD Board spent about \$100,000 for repairs at just a few locations.

Shortly after the Board changed from developer controlled to resident controlled in 2008, we knew that some of the pavers were going to have to be repaired. One of the options that we wanted to consider was to replace the pavers with stamped concrete. Since I was the Board's representative to the Pasco Alliance of Commu-

nity Associations, an organization where members of Pasco County CDD and HOA board members meet once a month, the Board asked me to find out if any of the organizations in PACA used stamped concrete. At the next meeting, I talked to the representative from Lake Jovita who said that they had concrete pavers and were very pleased with them. At the next CDD meeting, I briefed the Board, and we decided to take a look at stamped concrete when the pavers needed repairing.

By 2011, the pavers at the north traffic circle needed some repair. At the January 12, 2011 CDD meeting, Bob Semple, CDD maintenance supervisor, briefed that he is waiting on a proposal to replace the pavers around the man-hole cover. Bob worked with Cornerstone to do the work pro bono. The Board requested a quote to replace the area with stamped concrete. At the March 9, 2011 CDD meeting, the Board requested a quote again to replace the pavers with stamped concrete.

### Paver Locations: Entrances, Roundabouts, and Clubhouse



Pavers at the Ancient Oaks Blvd / S.R. 56 entrance to Seven Oaks. They are also at the Summergate Blvd / Bruce B. Downs entrance.



Pavers are at the main entrance and circle drive at the Clubhouse.



Pavers are at both the south and north roundabouts.



Pavers are at all the entrances to the neighborhoods at Seven Oaks.

The picture on the left is the pavers at the entrance to The Laurels while the one on the right is the pavers at the entrance to Stillbrook.



Last year, the pavers at the north traffic circle, entrance to Edenfield, and the Summergate Blvd entrance to Seven Oak needed repair. At the August 21, 2013; December 11, 2013; January 13, 2014; and February 19, 2014 CDD meetings, a resident expressed concern about the pavers at the Edenfield entrance. Per the February 19, 2014 CDD meeting minutes, “the Board consider installing concrete around the north traffic circle on Ancient Oaks Boulevard as he (engineer) is starting to see some rutting developing.”

At the August 21, 2014 CDD meeting, the Board was presented a proposal from Driveway Maintenance Inc to repair pavers at the north traffic circle, entrance to Edenfield, and the

Summergate Blvd entrance to Seven Oaks. Unfortunately, the proposal was to use the same pavers that were used originally. Bob Semple added that these pavers were inferior and do not meet FDOT standards. The proposal was for \$27,870.

The second proposal presented was from Site Masters of Florida. It only included the repair of entrance to Edenfield and Summergate Blvd entrance to Seven Oaks. The proposal was for \$1,830. The Board approved a motion for Site Masters of Florida to repair the pavers at the two areas for \$1,830 and asked for a proposal to remove the pavers at both the north and south traffic circles and replace the pavers with stamped concrete.

At the September 10, 2014 CDD meeting, the Board was presented with a proposal from Decorative Concrete to replace the pavers at four areas:

1. North Traffic Cir (\$138,528)
2. South Traffic Cir (\$101,920)
3. Ancient Oak Blvd Entrance to Seven Oaks (\$89,700)
4. Summergate Blvd entrance to Seven Oaks (\$37,440)

These costs did not include traffic control. The Board also was presented a proposal from Driveway Maintenance Inc. to replace the pavers at the north traffic circle with asphalt for \$35,926 which the Board approved. The Board decided to wait until June 2015 for the work to be done so school would be out which would simplify traffic control.



The pavers at the Summergate Blvd entrance are being repaired.

### Pavers Will Be Removed at North Traffic Circle



This is a view of the north traffic circle. At the bottom is the strip of pavers that have deteriorated the most



The above pavers are at the north traffic circle. This picture shows how some of them have sunk into the ground.



The above pavers at the north traffic circle have begun break up. These pavers and others at this traffic circle will be replace with asphalt.