

# Gas Grills

Research & Recommendations

# Current Situation

- 27 grills in the RP parking garages in all forms of size, shape, and condition.
- FMB Fire Department regulations: “10 feet from any structure, also never under any structure or on any balcony.”
  - Compliance???



Some Low Cost Potential Solutions

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# Research

- Qualtrics survey of all EBIA condominium associations
- 5 questions
- 16 associations responded (obvious double entrees were eliminated)
- Visual survey of all EBIA grills, input from Alliant, FMBFD & non-EBIA condominiums

# EBIA Results

- Q1. Permit individual owner gas grills?
  - Yes = 2 (Casa Marina I & III)
  - No = 14
- Q2. Association provided common gas grills
  - Yes = 14
  - No = 2
- Q4. If Yes to Q2, piping
  - Hard piped = 9
  - Propane tank = 5 (Hibiscus, Harbour Pointe, Palms, Waterside I, Manatee Bay) NA (Casa Marina)

# EBIA Results

- Q3. If Yes to Q2, how many common gas grills do you provide?
  - One = 1
  - Two = 8
  - Three = 4
  - Four or more = 1
- Q5. Who maintains your common grills?
  - Our maintenance person = 7
  - Universal Cleaning Solutions = 3
  - Pool maintenance personnel = 2

# Meeting with Landscape Committee

- Tasked the committee with the following:
  - Decide on possible locations
  - Prioritize in terms of which goes first, second, etc.
  - Provide a landscape design
  - Indicate the cost per location

# Landscape Committee Recommendations

- Three Grills
- 2 locations that will provide 1 grill for every 3 buildings.
- Location 1: 2 grills at the shuffle board court area. Locate them to blend with the current landscaping. This will be convenient for buildings 1, 2 & 3 and 7,8 &9.
- Location 2: 1 grill on the north side of the north pool. This will accommodate buildings 4,5&6.
- Do not recommend picnic tables.
- Grills should be placed on patio stones for stability.
- Landscaping recommendations to follow.



# An Alternative Recommendation

- Consider offering 4 gas grills
- 1 on patio behind building 9 (seating already in place)
- 1 between buildings 4 & 5 or 5 & 6 with a picnic table (see Hibiscus Pointe)
- 1 in shuffleboard area (grill only, no seating)
- 1 in clubhouse area (grill only, no seating)

# Potential Costs

- Four new gas grills with average life of 3 years
  - Weber 3 burner @ \$449 each = \$1796
- 8 tanks (4 plus 4 backup) @\$32 each = \$256
- Utensils/cleaning tools 4 sets @ \$50 = \$200
- Gas grill covers 4 @ \$60 = \$240
- Initial capital expenditure = \$2492\*\*\*
- \*\*\*Assumes no donation or purchase of existing RP grills/tanks/tools/covers, etc.
- Annual cost to refill tanks = \$400



A Couple of Examples

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# Going Forward

- Poll residents (via Qualtrics) to ascertain their receptivity to common grills.
- If yes, preference for 3 versus 4 grills.
  - Locations, picnic tables, etc.
- Determine the likelihood of removing their current grills, including donating grills &/or propane tanks.
- Options to encourage owners to remove current grills:
  - One year grace.
  - Immediate ban of all owner grills.
  - Change bylaws to prohibit new owners from having their own individual gas grills.



Questions???

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