



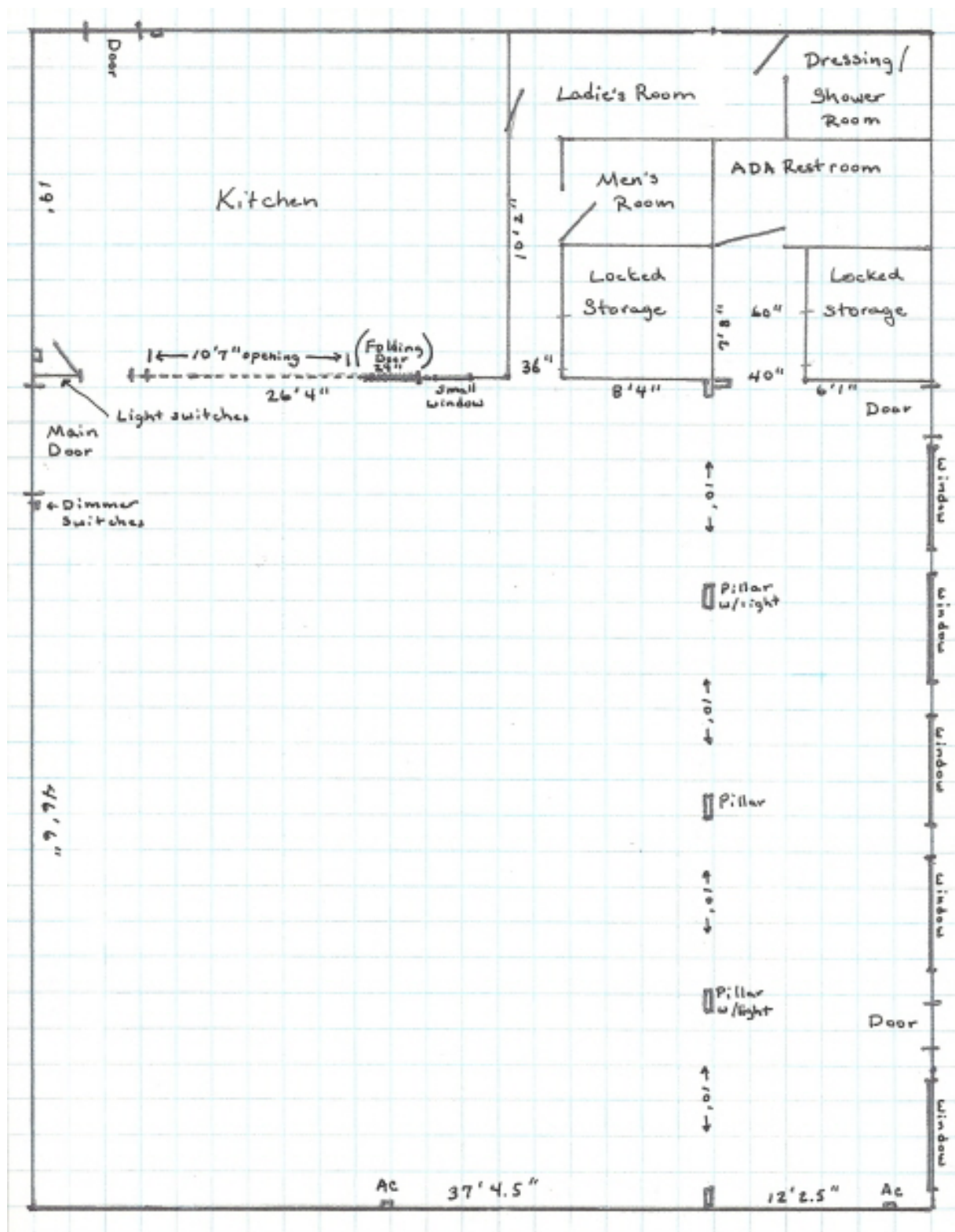
Maintenance Manual

Last Update: June, 2020 (R1)

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Floor Plan



CONTACT PHONE NUMBERS

Physical Address: 9570 NE 28th Lane, Silver Springs, FL 34488

Club House Phone Number: 352-236-3227

Commodore:

Chuck Lemon:

Phone: 352.209.3486

Cell: 352.209.3486

Vice Commodore:

N/A

Phone:

Cell:

Building Rental Manager:

Chuck Lemon:

Phone:

Cell: 352-209-3486

Molly Lemon:

Phone:

Cell: 352-209-2846

Ray Wayside Park:

Park Ranger - Charles Ryan

(Phone)

352-671-8560

(Cell)

352-239-3667

Marion County Parks & Recreation

352-671-8560

Marion County Animal Control:

352-671-8727

Service Contractors:

Cleaner:

Robert / Nicky Young

386-265-3464

352-427-1562

352-427-7036

352-629-8142

Plumber:

Company: Mike Eubanks Plumbing

Allen Curry Plumbing

Harold Ellzey Plumbing

(If it is not an emergency please wait for a week day to call)

Electric Company:

Company: Ocala Electric Utility

352-629-8411

CONTACT PHONE NUMBERS (Continued)

Electrician:

Company: Creation Electric Inc (Mike Holt) 352-427-4216

A/C and Heating:

Company: All Weather Heating and Cooling Inc 352-867-0049

Pest Control:

Company: Florida Pest Control 352-694-2101

Dumpster:

Company: Waste Pro USA - Ocala 352-624-3100
(Pickup every Tuesday early a.m.)

Insurance:

Company: The Nation Group 352-732-3881

Telephone:

Company: Century Link - Repair 1-800-786-6272

Mower Repair:

Company: Shamus Johnson Mower Service 352-789-1658

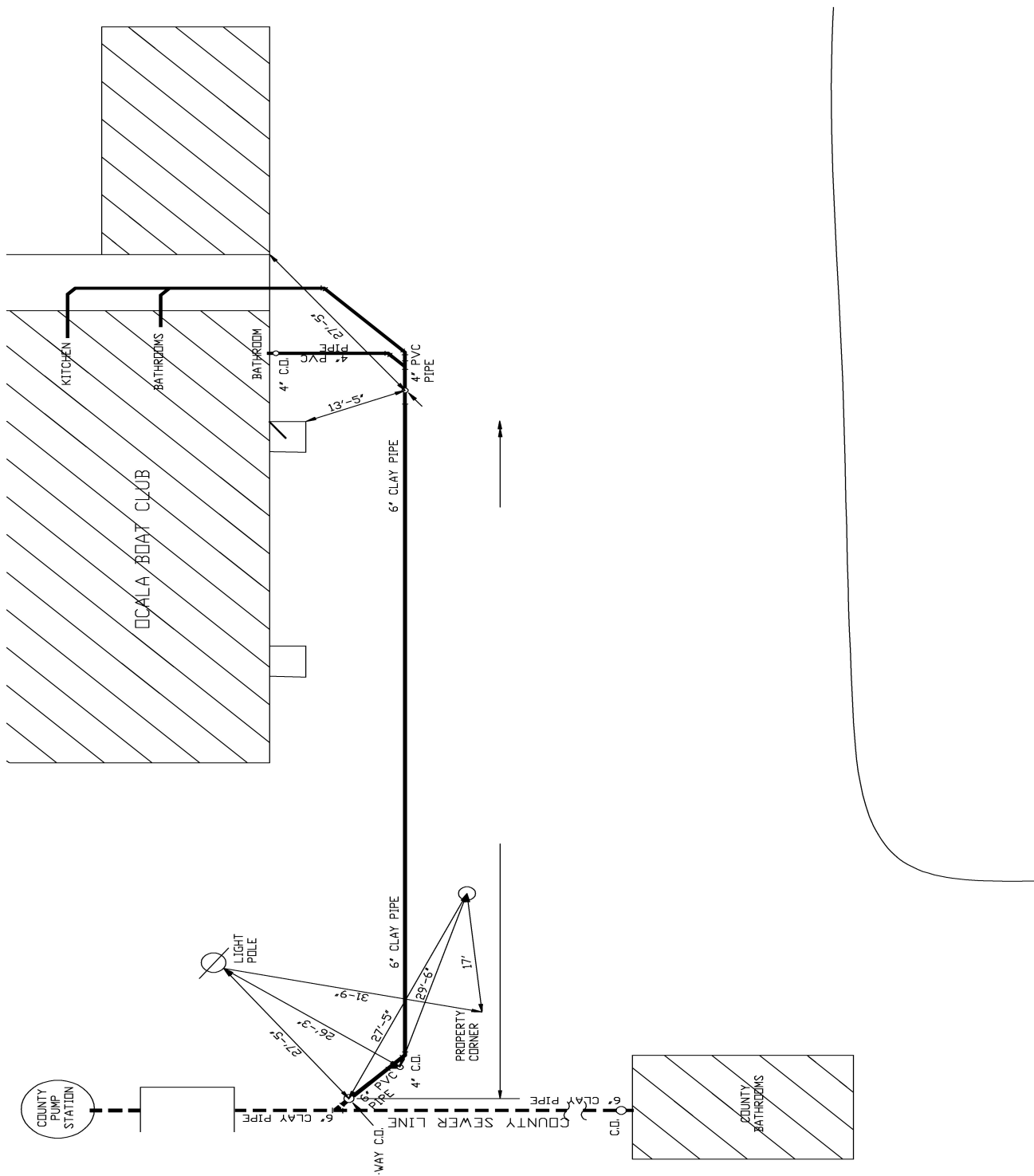
Tree Removal:

Company: Jimmy White Stump Grinding & Tree Service 352-625-5129

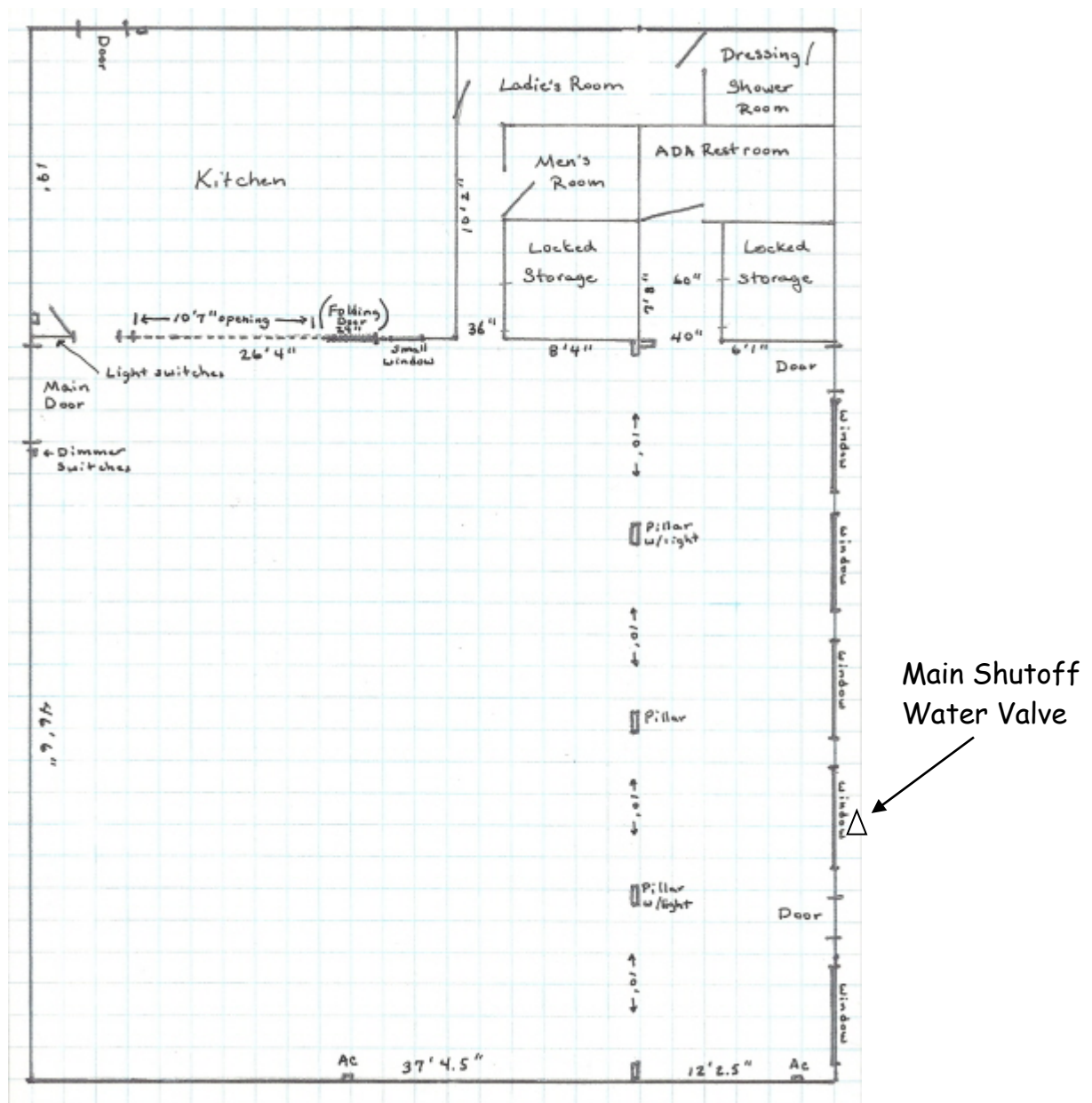
Roof:

Company: Bid D Roofing 352-236-2959
Scott Smith Roofing 352-867-0044

Sewer



Water

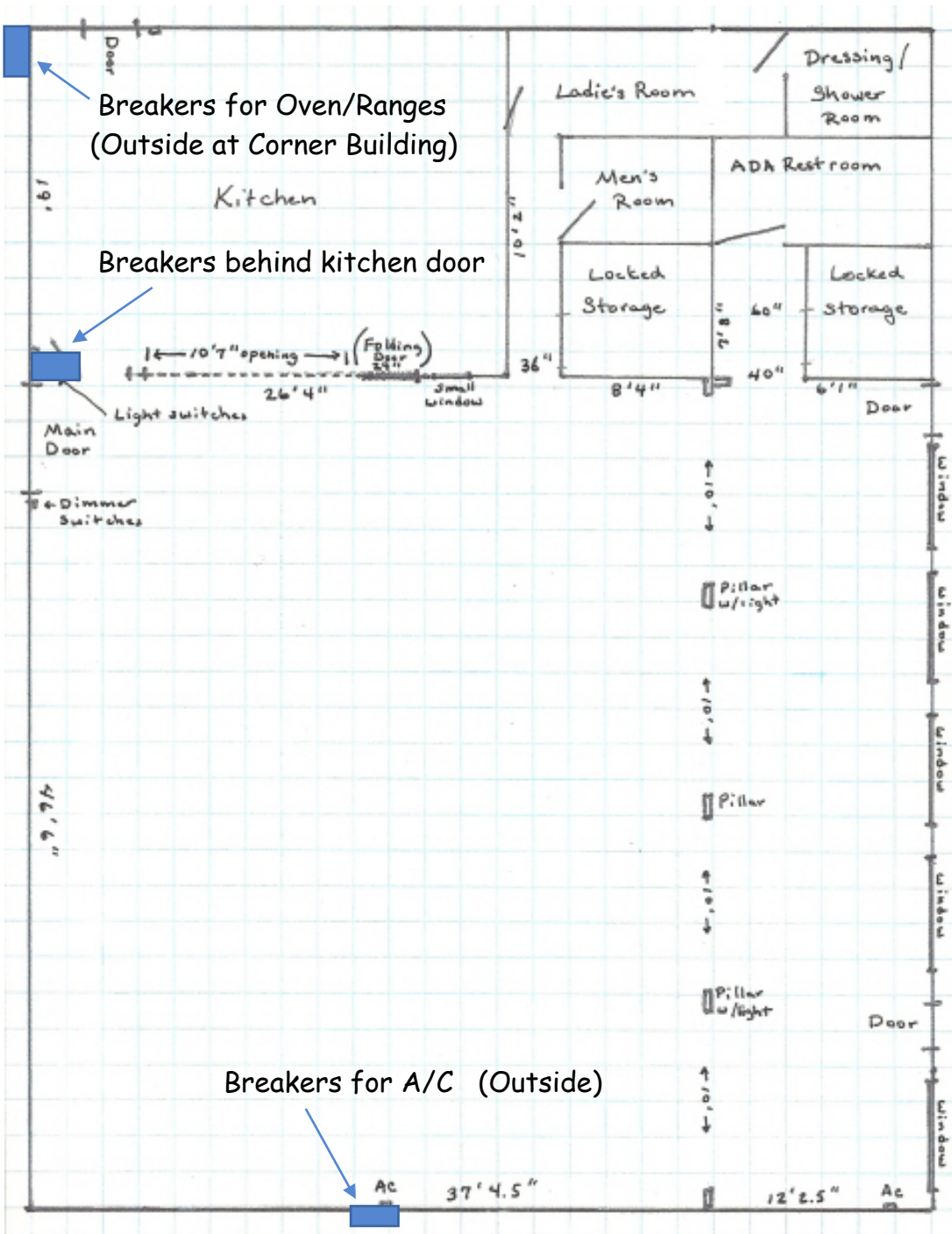


Building water shut off valve map

NOTES

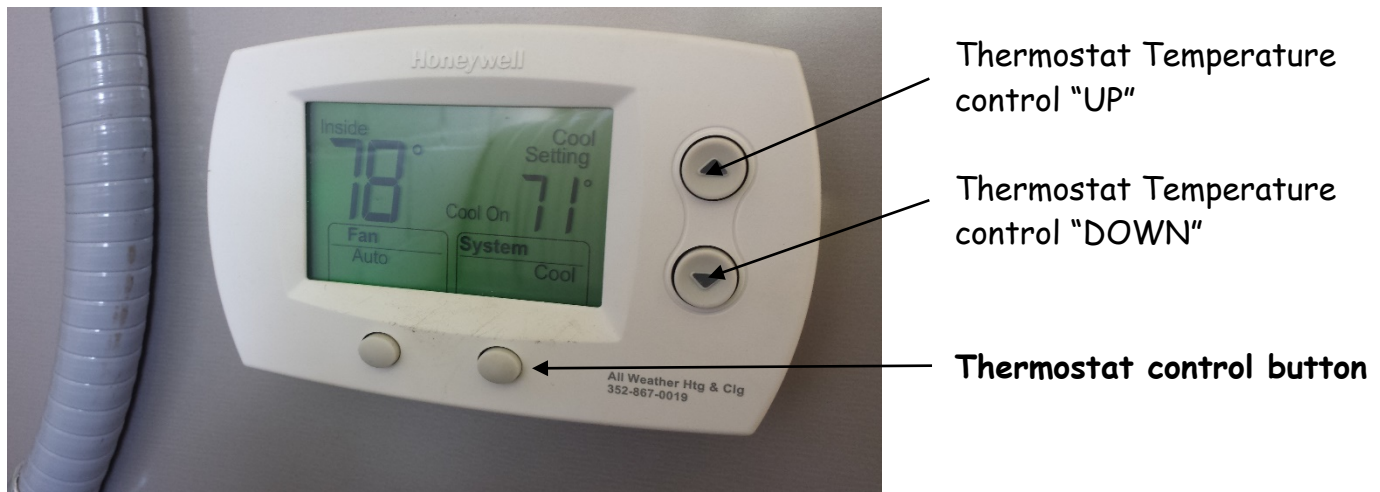
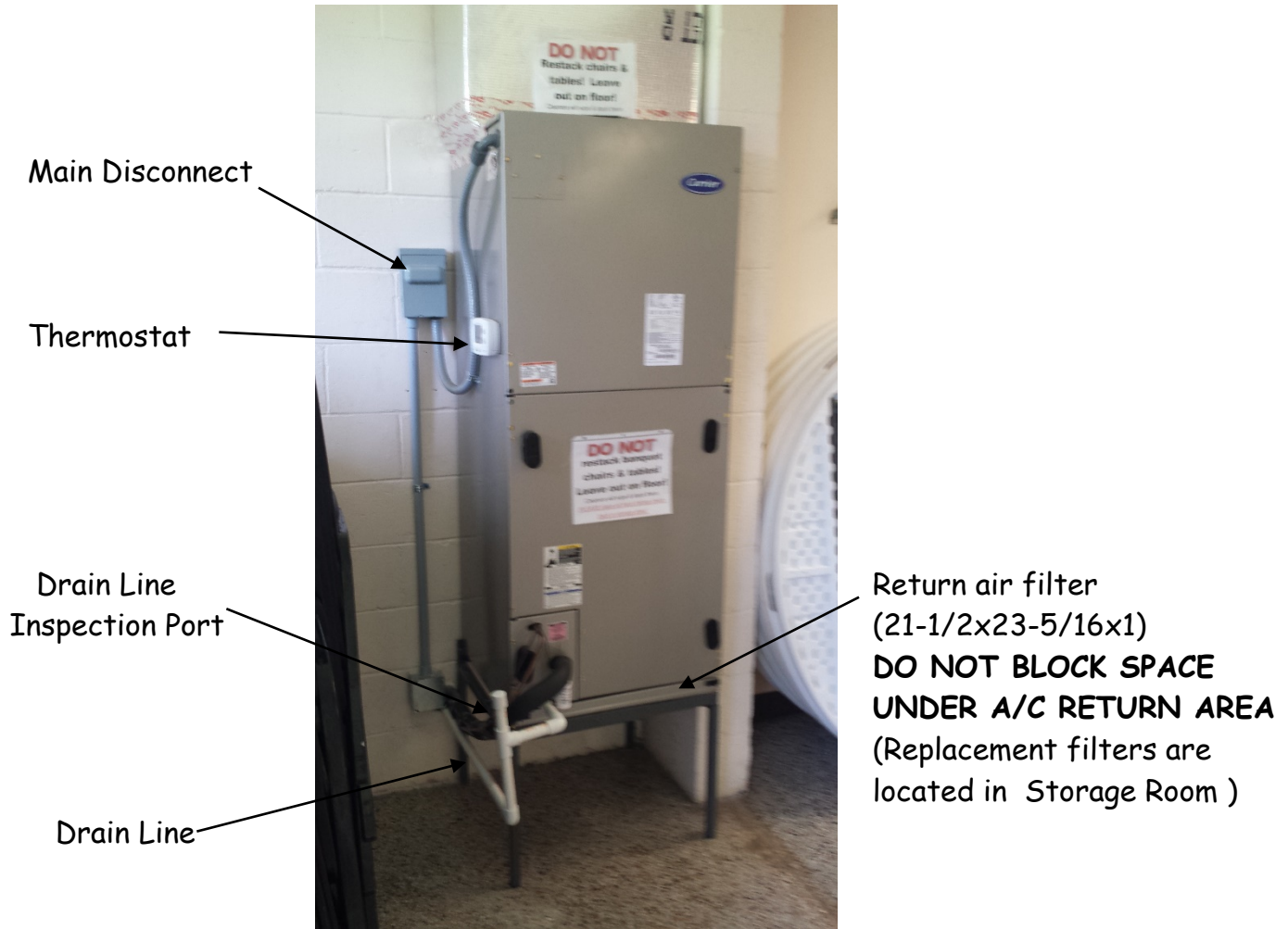
1. During a rental, if no water is available and the County bathrooms are offline, the use of one (1) port-a-potty can be authorized.

Electrical



Breaker Box locations map

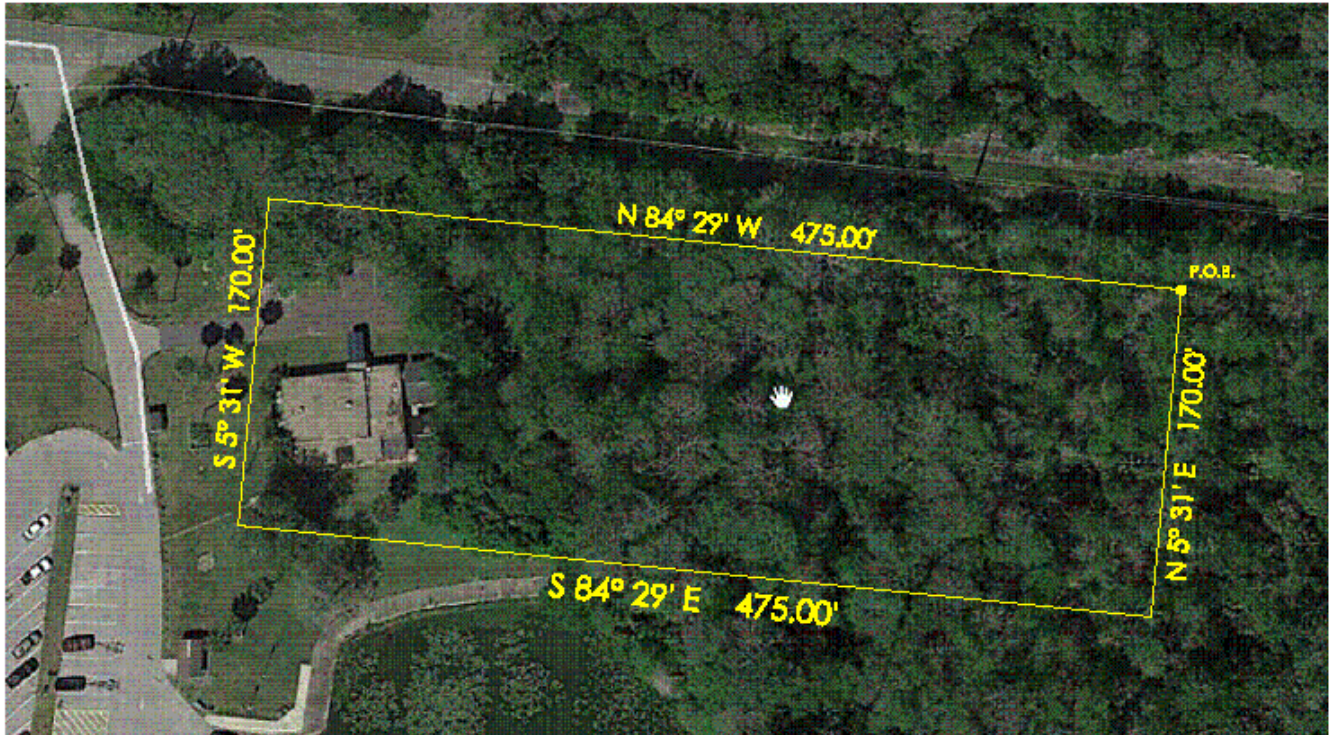
Secondary A/C Unit



Thermostat Control Button. Push for "Cool" ON, Push again "Heat" ON. Push again for system "OFF". **NOTE: System will take a few seconds to shut down or start up.**

Leave Thermostat set at 74. Shut off when not in use.

Ocala Boat Club Property



Legal Description: O.R. Book 2922, Page 0668

Beginning at a point on the South boundary of State Road 40 2928.9 feet East and 2284 feet more or less South of the Northwest corner of Section 3, Township 15 South, Range 23 East; thence South 84°29' East along the South boundary of State Road 40 1452.0 feet to a concrete monument, said monument being the Northeast corner of the Wayside Park and Boat Basin near Delks Bluff, also known as the Ocala Boat Basin, and being the Point of Beginning for the following description:

Beginning at the above described Point of Beginning, proceed North 84°29' West along the South boundary of State Road 40 475.0 feet, thence South 5°31' West 170.0 feet, thence South 84°29' East 475.0 feet to the East boundary of the above mentioned Ocala Boat Basin, thence North 5°31' East 170.0 feet to the Point of Beginning, all being within the boundaries and situate in the Northeast corner of the Ocala Boat Basin property described in Deed Book 294, page 499, public records of Marion County, Florida.

Building Constructed Circa 1967 (Ref: Marion County Property Appraiser)

Key Identification (See Next Page)

Refrigerator	-----	1
Kitchen Cupboards	-----	2
	-----	3
	-----	4
	-----	5
Audio Room	-----	6
Outside Storage Room (Left Side)	-----	7
Outside Open Storage Gage	-----	8
Outside A/C	-----	9
	-----	10
Power Squadron Room	-----	11
	-----	12
Outside Kitchen Door Combo Box (3 Keys - Door, Outside Storage {Left Side #7} and Storage Gage)	-----	Combo Varies
Outside Open Storage Gage	-----	2-0-1-7 Combo
Outside Open Storage Gage (Inside Cabinet)	-----	2-0-1-7 Combo

