

Manager's Report

February 2009

In addition to the normal plant operational activities and routine grounds maintenance, the following actions occurred this period:

I. Building Repairs

A. Carpentry

- The following bad materials were replaced this period as noted:
 - Decking-Condo's: 20 (48'), 37 (46'), 38 (108') (33') and 54 (60').
 - Deck Joists-Condo 37 (6 ea. @ 40' incl. 10' ledger band) & condo 53 (8 ea. @ 40' incl. 8' ledger band).
 - Siding-Condo's: 1 (3 ea.), 4 (3 ea. including 28' of "Z" flashing), 8 (1 ea.), 36 (2 ea.), 36/37 chimney (1 ea.) and 39 (4 ea.).
 - Building trim (misc. dimensional materials)-Condo's: 1 (74 L.F.), 4 (70 L.F.), 7 (5 L.F.), 36/37 chimney (16 L.F.), 39 (81 L.F.), 51 (30 L.F.), 53 (8 L.F.) and 54 (24 L.F.).
 - Support posts-Condo's: 6 (1), 7 (2 ea.), 37 (1), 54 (2 ea.) and 60 (1 beneath a sagging load bearing floor support beam).
 - Handrail-Condo's: 7 (5'), 37 (18'), 53 (24') and 54 (9').
 - Outer deck/porch band replacements: Condo's: 6 (5'), 37 (18') and 54 (8').
 - Porch stairways-Condo 38 (3 step riser) and condo 54 (6 step riser), also repaired the entry steps @ condo 3.
 - Balusters-Condo's: 2 (1), 6 (3), 37 (20), 38 (5), 53 (5) and 54 (19).
 - Building vents-Condo's 4 & 9.
 - "Common stairway replacement"-Replaced the dark and dangerous R.R. tie steps leading to condo's 36-38 with a new elevated 4' x 6' landing and 7 step stairway including hand railing, toe kick boards and pagoda style lighting (4 ea.).
 - Stud wall replacement- Replaced 13 interior chimney studs along with bad plates at condo 1 (lower area), and installed missing "z" flashing (as req'd.) with the siding and trim replacements.
 - Stud wall repairs-Repaired the lower portions of the south and west walls (approx. 8 L.F.) in the sewer plant lab building due to "old" termite and/or rot damage.
 - Insulation repairs-began resecuring fallen insulation to the underside of condo 60 floor area.

B. Electrical

- Replaced bad photo eyes in the security light west of the office and in the light post at the north dock parking lot.
- Repaired an electrical problem in the tie wall lights located west of condo 39.

C. Painting

- Building Painting-Completed 99% of the exterior painting around condo's 47-50, and began surface prep work (wire brushing, light scraping, sanding and caulking) around units 51-54 (25% comp.).
- Common stairway's-painted the "common" stairways located north and between condo's 46 & 47 and 50 & 51.
- Exterior light refurbishments-removed, cleaned, painted and reinstalled all exterior black light fixtures around condo's 47-50.
- Repaired small cracks around an interior kitchen "recessed" can light fixture in condo 60.

D. Clubhouse/Pool.

- Nothing significant to report this period.

E. Plumbing.

- Installed a replacement icemaker solenoid valve in the refrigerator at condo 12 (H.O. expense).
- Repaired freeze damaged interior lower level bathroom water lines at condo 20 and faucet supply line beneath condo 67.
- Repaired a small leak in the "main" water distribution line beneath condo 64.

F. Roofs.

- Replaced mansard shingles at condos: 33 (3 ea.), 35 (3 ea.), 39 (2 ea.), 51, 57 and 64.
- Repaired small roof and skylight leaks after an extensive interior "leak check" at condo's: 2 (gravel guard), 5 (sky light), 12 (chimney), 14 (HVAC pitch pan), 35 (gravel guard) and 58 (flat roof). All minor interior repairs are scheduled to be completed in March after the repairs are made.

G. Cable Television System.

- Installed a new coax TV cable to the SW bedroom in condo 63 (H.O. expense).
- The digital channel 8 receiver/modulator ordered last month is scheduled to be installed any day.

II. Other Activities.

A. Docks.

- Continued rust removal on the interior wall "C" channel members, including primer application and follow up painting (inclement weather work).
- Dock Slip Availability:
 - 28' covered slip (south docks)- 1 each
 - 20' " " (" ")- 2 "
 - 36' sailboat slip (north docks)- 1 "

B. Landscaping.

- Tie Wall Replacement-Completed the disassembly of approx. 30 L.F. of 5' high tie wall north of condo 5, installed 3 new vertical support posts (after removing the bad posts), and dug out the backfill behind the old wall. Installed approx. 50% of the new wall including installation of new "dead man" hillside concrete anchors this period.
- Removed all Boxwood and Holly shrubs south of condo 24 (H.O. expense).
- Reworked the box drain located at the top of the stairs leading to condo's 4 & 5, and cleaned out the other drains located throughout the complex including the large road drain south of condo's 27/28.
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C. Other.

- Condos for Sale:
 - ✓ Condo 6 - \$225,000 – waterfront
 - ✓ Condo 9 - \$450,000 - waterfront
 - ✓ Condo 33-\$260,000 -waterfront
 - ✓ Condo 37 \$197,000 – waterfront (contract pending)

Contact Rob @ 918-782-9054 for more information or to schedule your viewing appointment.

Annual Termite Inspection-Grand Lake Termite & Pest Control completed their annual termite inspections of all building this period, with no termite evidence reported.

Frost Patrol Activations-Cold weather forced "frost patrol" activations for condo's 2, 4, 21-23, 27, 32, 36-37, 39, 42-44, 60-61 and 64 on 1-26-09 (4 days).

D. Water and Wastewater Facilities

- Continued installing 2" rigid Styrofoam insulation panels on the interior wall and ceiling areas inside the water plant (33% complete).
- Removed dead or hanging limbs from atop the lagoon fencing.
- Received a good Nitrate-Nitrite water sample and all monthly required water samples this month.
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E. Planned March Activities.

- Complete the tie wall replacement project north of condo 5, including cleanup.
- Spray paint all hand rails and "under deck" areas north of condo's 51-54.
- Continue with building surface preparations and painting around condo's 51-54.
- Install stairway lighting on the common stairway leading to condo's 33-35.
- Complete interior kilz applications and touch up/painting in condos: 2, 12, 14, 58 & 64.
- Continue with the water plant interior styrofoam panel installations, under building insulation repairs and interior rust removal/painting inside the "fishing" dock.
- Continue with bad wood replacements around condo's 5-8. 32-35 and 36-39 and along the entry fence.
- Prep and paint the entryway fence.
- Remove the 3 dead large Austrian pine tree located on the east side of the tennis courts (root nematode disease) and the dead Mimosa tree located on the west side of the water plant.
- Pressure clean and paint the tennis court light posts.
- Pressure clean all paintable surfaces around condo's 36-39.