

Manager's Report

June 2008

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

I. Building Repairs

A. Carpentry

- Replaced the following bad deck and building materials (as noted) this period:
 - Balusters-Condo 53 (2 each), condo 55 (1 each) and precut/painted 80 for condo 35 deck replacement (subcontracted to Hoyt Const.).
 - Deck posts-Condo 54 (8'), and purchased 3 for condo 35 (2 each @20'and One 24, 6x6's).
 - Deck support beams-Condo 60 (8').
 - Decking-Condo 5 (16'), condo 30 (102'), condo 31 (168') and purchased 680' for condo 35's deck.
 - Deck joists-purchased 280' for condo 35 (20 each 2x8x14'); Hoyt Const.
 - Hand railing-Condo 5 (2'), common stairway south of condo 16 (18') and condo 35 (25').
 - Privacy fence- purchased and prepainted material for a 6'x 12' privacy fence @ condo 35 (Hoyt Const.).
 - Window trim- condo 25 (2 each).

Installed green poultry wire along the deck handrails at condo's 57 & 33 (upper deck); H.O. Expense.

Modified the deck and deck framing on the south deck of condo 5 to facilitate large tree movement.

Fabricated a fire hose/equipment storage box, including shingles, door and paint for use below the north deck of condo 51.

Contracted Lang Const. to replace 2 existing rotted French doors at condo 67 with a new window and furred in wall, including sheetrock, interior & exterior trim and painting (\$300). Spinnaker Point provided all materials except "K molding).

B. Electrical

- Replaced the security light fixture located above the satellite dishes.
- Replaced the light post electrical socket at condo's 63-64.

- Replaced an existing bad dehumidifier located beneath condo's 12-15 (non-vented "closed in" crawl space area).
- Repaired an electrical outlet south of condo 23.

C. Painting

- Due to lower level flooding caused by the excessive rainfall this month, the lower level sheetrock (4' above slab) was removed and inspected for mold. All wall areas were treated with a dilute Clorox solution before new sheetrock was reinstalled, taped, textured and painted.
- Replaced sheetrock over holes made by plumbers and/or a water leak in the lower level ceiling and wall area's of condo 13 (incl. texture and paint); H. O. Expense.
- Painted all materials identified in Section IA. "Carpentry" section.
- Painted over a ceiling stain in the living room of condo 64.
- Pressure cleaned and applied redwood toner to the upper decks of condo's 33 & 34 (H.O. expense).
- Pressure cleaned and applied redwood toner to the lift cart floor and wood back slats.
- Sanded and painted the lift cart and motor cover.
- Repaired sheetrock damage in a bedroom ceiling at condo 58 (small roof leak).
- Painted all new window trim installed after the window were replaced at condo 19 (H.O. expense).
- Pressure cleaned bird excrement off of the upper lakeside siding at condo 19 and painted over the same (after pressure cleaning) on the porch beams.
- Caulked small window crack and touched up a lower level bedroom wall area at condo 12.
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D. Clubhouse/Pool.

- Replaced the door knob on the pool "chemical storage" closet.
- Had a great gathering at the Annual Memorial Day Cocktail party.
- Prepared the clubhouse for the 5th of July "Annual Homeowner" meeting.

E. Plumbing.

- Repaired the exterior faucet at condo 67.

F. Roofs.

- Repaired small roof leaks over the following condos: 4, 14, 25, 32, 58 & 72. Minor stain kilz & painting will be done in the month of July (as req'd.).
- Replaced and/or secured bad mansard shingles at condos: 1, 2, 9, 41 and 32-34.

G. Cable Television System.

- Installed new cable TV lines at: Condo 36 (upper bedroom), condo 41 (living room) and condo 67 (upper and lower bedrooms); H.O. Expense.

II. Other Activities.

A. Docks.

- Contracted 3-D Pest Control to fog the docks for spiders this period.
- Cleaned the north dock lockers and decking.
- Relocated the dock name sign "Murrah" from the N.E. docks to the N.C. docks.
- Started cleaning the north dock walkway handrails and roof support posts and sway bracing (inclement weather activity).
- Removed all weeds from the north and south dock Styrofoam and breakwater and completed a structural inspection of the breakwater (replaced 3 missing connecting bolts).
- Installed ½" rope between all north dock structure in an effort to stabilize the N.E. and N.C. docks from moving, thereby hopefully minimizing the stress incurred on the walkway connection points. Jerry's Dock Const. (original dock builder) has been swamped with emergency calls on storm damaged docks around the lake and has promised to install a new sea anchor(s) in July to rectify the situation (?).
- Dock slip availability
 - *20' slips (south docks).....1 each
 - *36' uncovered sailboat.....1 each
 - *36' covered (N.C. docks)...1 each

B. Landscaping.

- Fertilized all common flower gardens, applied round up to all rock gardens and applied "deer away" to the deer "appetizer" inpatients and begonia's at the entryway.
- Installed asphalt patch along the border ties south of condo's 26-27 to stop water leakage over the tie wall.

- Installed 9 new R.R. "border ties" along the main road west of condo's 13-15 to minimize/prevent water from draining over the hillside.
- Detail cleaned and installed new ground cover/mulch on all of the gardens throughout the complex.
- Cleaned off the sloped roof, gutter screen, gutters, downspouts and deck area's (last) at condo's 54-50. The following remaining units will be completed in the month of July: 40-49.
- Shaped and trimmed the shrubs and hedges at condo's 1-16 & 40-53.
- Replaced bad 2" deco rope west of condo's 13-14 (50') and below the north dock lower stairway landing (44').
- Weedeated, mowed and prepared all common area grounds for the big 4th of July weekend.
- Cleaned up all tree limb debris behind "Shades Tree Service" north of condos 16-17 and condo 54 (dead tree removal).
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C. Other.

*Thanks to the hard work of Lynne Beeson (condo 20); our website www.spinnakerpoint.org is current, updated and ready for your review. All input, changes, sales etc. can be directed to Rob for inclusion. I am sure that Lynne's husband Tony ought to be congratulated for his supervision, motivation and direction on the monumental achievement of his wife!

- **Condos for Sale:**

- ✓ Condo 37 - \$225,000 - waterfront

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

- Replaced the back air conditioner unit in the manager's unit.

D. Water and Wastewater Facilities

- Repaired 4 small leaks in the 3" hose between the N.W. docks and the shoreline and purchased a new hose for future use (to be installed after the lake levels recede for shoreline connection).
- Repaired a leak in the 2" underground north dock water supply line south of the N.W. docks.
- Repaired 2 small leaks in the 1" south dock water supply line (walkway area between condo's 4 & 5 and adjacent to the guest slips).

- Rebuilt and repaired the vacuum pump at lift station #1 (west of condo 1).
- Received good water sample results from the Tulsa County/City Health Dept. lab.
- Verified that the 8" gravity feed sewer main relining project was a success after field examination during high lake levels.

E. Planned July Activities.

- Complete cleaning the sloped roof areas, gutters, gutter screens and downspouts at condo's 40-49.
- Pressure clean and redwood tone the decks at condo's 31 and 68 (H.O. expense). Contact Rob if you would like to have your deck cleaned and toned.
- Resume carpentry repairs around condo's 51-54 and 30-16.
- Resume refurbishing and painting the condo's @ 45-54.
- Trim low, dead, sucker and limbs close to all buildings, decks and common areas.
- Install new stairway lighting on the common stairways south of condo's 23/24. and 33/34 and S.E. of condo 36.
- Assist Hoyt Const. with the deck reconstruction at condo 35.
- Replace the bad fascia trim and guttering on the west side of condo 12.
- Contract Jerry's Dock Construction to replace all missing sea anchors and realign the north dock walkways and docks.
- Complete roof inspections and P.M.'s over units 36-72, the clubhouse and managers unit.