



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 building/deck materials as noted this period:
 - Handrail balusters-Condo 50 (1 ea.), condo 51 (46 ea.), condo 52 (46 ea.), condo 53 (5 ea.), condo 54 (3 ea.), "common" stairway's: north of unit 43 (15 ea.), north of units 50-51 (10 ea.).
 - Hand railing-condo 26 (6'), stairway south of condo 27 (9'), condo 51 (56'), condo 52 (27'), condo 53 (8') and condo 54 (10').
 - Siding-Entry fence (4 sheets), tool shop (2 sheets), condo 50 (3 & 1/2 sheets), condo 51 (1 sheet), condo 53 (1 sheet) and condo 67 (1 sheet).
 - Building trim-Entry fence (60' 1x2), condo 43 (5' 1x6), condo 50 (10' 1x2, 32' 1x6 & 9' 1x12), condo 51 (16' 1x2 & 8' 1x8), condo 52 (10' 1x4 & 20' 1x8), condo 53 (8' 1x8 & 8' 1x12) and condo 67 (20' 1x2, 8' 1x6 and 4' 1x12).
 - Fascia trim-Condo 51 (30' 1x9) and condo 52 (30' 1x6 & 3' 1x12).
 - Deck joists-Condo 51 south patio (4 ea. 5' 1x10) and all east and north deck joists (including outer deck bands and ledger joists) at condo 51.
 - Sofits-Condo 50 (1 sheet), condo 51 (1/2 sheet) and condo 67 (1/2 sheet).
 - Deck support posts-Condo 51 (3 ea. @ 3' & 3 ea. @ 2').
 - Decking-Condo 34 (94'), common stairs north of condo 43 (80'), condo 48 entry steps (36'), condo 50 (24'), condo 51 (134'), common stairway north of condo 54 (12'), condo 69 (48'). All new decking installed on the north and east sides of condo 51's new deck was provided by the H.O. (approx. 400 sq. ft.).
 - Privacy fences-Condo 51/52 (94' 1x6) and condo 52/53 (64' 1x6, 20' 1x8 and 24' of 2x4 framing).
 - Stairway toe kick trim-common stairs south of condo 33 (12'), common stairs north of condo 43 (80') and the entry steps south of condo 48 (8').
 - -Replaced the entry door at condo 49.
 - -Replaced the doors on the fire hose storage building west of condo 67.
 - -Repaired (as req'd.) and reinstalled the lattice panels beneath the new deck at condo 51.
 - Repaired the electric meter enclosure box south of condo 53.

- Installed a double 2x12 support beam beneath the mid-section of condo 49 including cantilevering one end to provide support beneath the common load bearing wall of condo's 48/49.
- Replaced all window trim on the upper & lower lakeside windows of condo 25.
- Installed hydraulic spec plug cement behind the lower bedroom wall of condo 25 to seal out water infiltration.
- Removed the balcony and handrail south of condo 67 in preparation for a new window installation (in lieu of replacing a bad double French door).

B. Electrical

- Replaced 2 bad rope post "seawall" light fixtures north of condo 34.
- Replaced a bad GFIC outlet at slip 24 (NW docks).
- Replaced a bad photo eye south of condo 8.
- Repaired a damaged tie wall light south of condo 21.

C. Painting

- Prepainted all material used in Section IA. "Carpentry".
- Building painting-Resumed efforts around condo's 43-46 this period by completing the following remaining areas: prepped and painted all upper fascia trim and chimneys, the porch rafters at condo 46, the north side privacy fences, hand railing, balusters and building siding/trim, the underside of the deck areas and the privacy fence located south of condo 45. With the exception of some minor touchup beneath the deck areas (over spray on some posts and support beams), this building is complete.
- Condo 47 cathedral ceiling-painted the living room ceiling after repairing minor sheetrock damages.
- Applied primer to the new doors purchased for condo 49 and the clubhouse laundry room.
- Repaired 2 small holes in the ceiling of condo 6.
- Touched up all affected clubhouse ceiling sheetrock and trim discolored by the winter roof leaks.
- Pressure cleaned and applied redwood deck sealer/toner to the north and south decks, stairways and patio's of condo 66 (H.O. expense).
- Painted the high living room ceiling and installed a structural support post beneath a new post inside condo 49 (H.O. expense).
- Applied a urethane coating to the highway sign (all surfaces).
- Applied stain kilz to ceiling stains at condo 16, 64 & 66 (followed up with ceiling paint).

- Repaired the kitchen ceiling of condo 23 damaged by a water leak behind the upper tub enclosure and replaced the light fixture which was also damaged by moisture.
- Applied redwood toner to the deck replacement boards installed at condo 69.
- Completed 75% of the kitchen ceiling sheetrock repairs at condo 22 due to accessing and repairing a leaking 3" toilet drain line (H.O. expense).
- Purchased and painted 20 sheets of building siding (future use).

D. Clubhouse/Pool.

- IF THE RAIN EVER STOPS FOR MORE THAN A FEW DAYS; the pool will be painted and opened by the 17th of May.
- Shampooed all carpeting inside the clubhouse.
- Attended a required pool operator license renewal training session this period in Grove, Ok.

E. Plumbing.

- Repaired a leaking supply line beneath the kitchen sink at condo 51 (H.O. expense), a water supply line leak beneath the kitchen of the clubhouse, 2 leaks in the 3" toilet drain line at condo 22 (H.O. expense) and a freeze damaged section of water line behind the upper bathroom tub of condo 23.

F. Roofs.

- Replaced mansard shingles at condos: 22, 25, 41 and the clubhouse.
- Contracted Dawson Roofing Inc. to install a new T.P.O. roof membrane including flashing/counter flashing above condo's 65 & 66 for \$3,000 (20 year old flat roofs).
- Patched suspect leaks over condo's: 5 (skylights) 14, 16, 49, 61. 64. 66. 70 & 71.

G. Cable Television System.

- Replaced 4 channel receivers damaged by power surges or lightning in the head end building.
- Replaced the building tap beneath condo's 20-23 for improved signal strength.

- Repaired the supply feed cable supplying TV signals to the houses located north of Spinnaker (lightning damaged).
- ***IMPORTANT REMINDER**-Always disconnect the electrical supply cord and disconnect the coaxial TV cable whenever you leave the condo for extended periods or in the event of an approaching violent electrical storm.

II. Other Activities.

A. Docks.

- Cleaned all dock decking and lockers on the docks.
- Activated all potable water lines and replaced missing or damaged hose nozzles.
- Contracted Jerry's Dock Construction to resecure the dock stiffarm back to the south seawall footing and to assist in reattaching the NC dock stiffarm broken due to high north winds. Spinnaker Point personnel repaired the damaged water supply line.
- Installed a new boat name sign: "Christianson-Taylor" over slip 20 and "Mocha" over slip 1; both on the NW docks.
- Slip Availability
 - *32' covered -2 each
 - *36' " -1 each
 - *36' sailboat -1 "
 - *20' covered -1 "

B. Landscaping.

- Purchased 60 relay R.R. ties for future use.
- Fertilized all turf areas throughout the complex.
- Planted all common area flower gardens and elephant ear bulbs south of condo 8, around the pool hillside, N.E. of condo 57, around the electrical transformer south of condo's 38-39 and on the north dock hillside.
- Detailed cleaned the grounds and gardens around condo's 1-61 (others to be completed in May along with new groundcover installations).
- Replaced a bad landscape timber @ condo 72.
- Replaced 60' of bad 2" seawall rope north of condo's 24-25.
- Contracted with Shades Tree Service to remove all broken limbs around condo's 16-39 and east of units 68-72, north of 66-67 and north of 54. Also included in the \$3,800 bid was to fall 3 large dead trees located on the north side of the entryway and condo 26 and to "open up" the lake view north of the

north dock parking lot and north of condo's 68-72, with Spinnaker Point performing all of the ground cleanup. A second contract award may be made to remove the few remaining broken limbs throughout the complex and dead trees or trees deemed to be dangerous to any structure (north of condo's 30-31 and condo 54).

- Sowed grass seed over barren areas south of units 16-20 and 28-31.
- Installed a drainage ditch around the parking lot west of condo 1 for runoff control.

C. Other.

- **Condos for Sale:**

- ✓ Condo 37 = \$235,000 - waterfront

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

*Excessive rainfall coupled with a sump pump failure behind the lower level bedroom wall of condo 12 caused flooding in the master bedroom of condo 12 on 4-9-08. Prompt inspections resulted in immediate water extraction from the carpet/padding and subsequent air drying with multiple carpet drying fans and a dehumidifier. All furniture was relocated after the carpet was reinstalled 2 days later.

*Purchased an upgraded/expanded CPU for the office.

D. Water and Wastewater Facilities

- Contracted Hick's Leak Detection Co. (Tulsa) to view the leaking 8" sewer main pipe located south of units 1-4 this period (\$300) which revealed a hairline crack along the top half of the pipe. Follow up analysis and bid solicitation from companies who specialize in non-invasive pipe relining (Okla. City, Springfield, Mo. and Corinth, Tx) resulted in bids ranging from \$18,225 to over \$25,000 for the required 120' pipe repair. Insituform Tech., Inc. which is the oldest and most experienced company was awarded the repair contract for \$18,250 which is scheduled to be completed before the Memorial Day weekend.
- Contracted Hoffman Welding Co. (Jay, Ok.) was awarded the labor intensive contract to remove and replace the original, deteriorated plate steel filter splitter box located on the south end of the wastewater treatment plant (\$975).

- Replaced the head gaskets around the low pressure head on the water plant air compressor.
*Replaced the 3 H.P. raw water submersible pump head and motor (backup pump) on the N.W. docks.
*Received good water sample test results from the Tulsa Health Dept. on our monthly water test. Excessive rainfalls and runoff has created elevated turbid water quality in the lake which has strained our plant's clarification process and should clear up soon with warmer temperatures and prolonged settling time. Our potable water is safe to drink due to higher than normal chlorine dose rates.

E. Planned May Activities.

- Complete all garden and grounds cleanup, including mulch installations.
- Uncover, drain, pressure wash, acid etch and paint the pool prior to filling and opening for the season.
- Complete all contracted tree trimming efforts throughout the complex.
- Repair the cracked 8" wastewater pipe south of condo's 1-4 (Insituform Tech.).
- Activate the wastewater treatment facility for the season.
- Continue with the building painting/refurbishment project around condo's 47-50 and 51-54.
- Contract Jerry's Dock Const. to tighten all north dock sea anchor cables, repair a broken handrail support on the north end of the N.E. docks and replace bad solar breakwater lighting.
- Contract Dawson Roofing to install new flat roof systems over condo's 65 & 66.
- Work with Hoyt Construction Co. on replacing the entire deck and structure around condo 35.
- Continue with the on going carpentry repairs around condo's 51-54, condo 31 and where needed.
- Clean the tree pollen and winter tree debris off of the flat and sloped roofs and out of the guttering of every unit.