

Manager's Report

May 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 building materials as noted this period:
Siding- condo 54 chimney (2 sheets).
Fascia Trim condo 54 (20' 1x10x20').
Door trim- west door at clubhouse.
Building trim-condo 25 (window trim and bad sill), condo 50 (12' 1x6) and Condo 54 chimney (8' 1x12 & 39' 1x6).

B. Electrical

- Replaced bad photo eyes @ the lamp post north of condo 43 and between condo's 63 & 64.
- Painted and installed an exterior light fixture @ condo 43.
- Replaced a bad GFIC outlet next to slip 4.
- Replaced a bad light socket in the light at the top of the stairs north of condo's 4-5.
- Repaired the tennis court lights.

C. Painting

- Worked on finishing up minor painting around condo's 43-46.
- Repaired sheetrock and textured (due to minor roof leaks) in condo's 14, 22 & 61 after the leaks were repaired.
- Painted the exterior face of the new laundry room door at the clubhouse.
- Applied kilz sealer/primer to ceiling stains in condo's 31 & 54.

D. Clubhouse/Pool.

- Uncovered, pressure cleaned, acid washed, neutralized and painted the pool interior before filling with water. Also pressure cleaned the Kool deck area around the pool and installed all ladders, handrails, b-ball goal and signage.
- Replaced the disposal in the kitchen.
- Prepared for our annual Memorial Day cocktail party over the holiday weekend which was well attended.

E. Plumbing.

- Completed all sprinkler system checks, repairs, adjustments and head/tip replacements (as required) prior to activation.
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F. Roofs.

- Replaced or resecured all loose or falling mansard shingles throughout the complex.
- Repaired minor leaks at: condo 5 (skylights), 14, 31 and 61.

G. Cable Television System.

- Nothing significant to report this period.

II. Other Activities.

A. Docks.

- Cleaned all dock decking and lockers and resumed spider fogging pest control treatment (3-D Pest Control).
- Contracted Jerry's Dock Construction to repair the stiff-arm and walkway breaks on the south side of the north docks.
- Relocated and/or installed new dock name signs for: Sparks, Koenig-Bors, Romans and Lyons.
- Dock slip availability
- * 20' slip- 1 each
- * 28' slip- 1 each
- * 36' slip- 1 each
- * 36' sailboat slip- 1 each

B. Landscaping.

- Detail cleaned the gardens around condo's 62-72 and began installing new ground cover at units 46-72 (all to be completed in the month of June).
- Relocated all tree limb debris from the contract tree trimmers (Shades Tree Service) along the shoreline north of condo's 16-23, the north dock hillside, south of condo's 35-36, around condo 39, north of condo 54 and along the hillside east of condo's 68-72. Remaining dead or broken limbs are scheduled to be trimmed in the next phase of the tree trimming contract scheduled for June.
- Trimmed and/or shaped all shrubs throughout the complex.
- Removed dead limbs from tree's located south of condo's 7-8 and east of condo 9.
- Applied round up on all rock gardens, road and parking area's and gravel walkways.
- Excavated behind the lower bedroom wall areas of condo's 13-14 for flood water control and installed 2 sump pumps for ground water removal.
- Repaired 2 rope posts located south of condo's 37-38 and north of condo 26.
- Cleaned debris off of the sloped roofs and cleaned and repaired (as required) the gutters, gutter screens and downspouts at condo's 1-51 this period. The remaining areas will be completed in June.

C. Other.

- **Condos for Sale:**

- ✓ Condo 37 - \$225,000 - waterfront

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

D. Water and Wastewater Facilities

- Pumped the lagoon into the aeration tank of the wastewater treatment plant (microbe transfer) and activated the plant for operation this month. Also repaired a bad sludge return pump electrical outlet replaced a 3" butterfly valve and installed a new float on the clear well pump control down rod.
- Insituform Technologies Inc. (Denton, TX.) relined the 8" gravity drain sewer line south of condo's 1-4 with their non-invasive relining process this period-\$18,225.
- Received good water sample test results from the Tulsa Health Dept. Lab this month.
- Repaired the vacuum pump and control panel in the lift station west of condo 1.

E. Planned June Activities.

- Complete roof and gutter cleaning and repairs at condo's 52-40.
- Install new ground cover in all garden areas.
- Replace bad materials in the decks at condo's 5, 7, 14, 30 & 31. Also assist Hoyt Construction in the total deck replacement at condo 35 and resume bad material replacements around condo's 45-54.
- Contract Jerry's Dock Const. to tighten up the sea anchor cables on the NE & NC docks.
- Remove the seamless gutter on the west side of condo 12, replace all fascia trim and reinstall the gutter for proper drainage.
- Resume building painting around units 43-46 including the common stairways north of the buildings and begin on the next building (units 47-50) including pressure cleaning and surface preparations.
- Sand and paint the lift cart.
- Install new stairway lighting at the common stairways located south of condo's 23, 33 & 36.
- Inspect and remove and replace all lower wall sheetrock in the basement of condo 13 (depending on mold conditions) after treating the wall cavity with Clorox solution.
- Complete roof area PM's and repairs over condo's 36-72.
- Keep the grounds up and ready everything for the big 4th of July weekend. (Note- the Duck Creek fireworks display is scheduled for Friday evening). Everyone please be safe, adhere to the Spinnaker Point Rules, and remember: "FIREWORKS OF ANY KIND ARE STRICKLY FORBIDDEN ON THE GROUNDS OF SPINNAKER!"