

# Manager's Report

**Nov. 12, 2014 through March 11, 2015**

General-As we transitioned from fall into WINTER, we were able to complete our normal seasonal activities such as closing and winterizing the pool, gathering the leaves and completing the following actions:

Carpentry- We continued with our on-going building and deck inspections and repairs at units 58-69, replacing bad decking, trim, posts, joists, concrete pads and columns (under 65), balusters, benches, planters and signage. A Board approved deck add-on (8' x 15') was installed on the lakeside of unit 13 @ H.O. expense as well as structural repairs made below units: 11 (floor raising and repair of 2 crushed floor I-beam trusses and installation of 2 support posts), 24 (new pads and posts to raise a low area within the unit), 65 (concrete block column rebuilding, 2 ea.) and 27 (HVAC closet joists and subfloor replacement). Other details are as follows at units: 25/26 (new French drain installation behind lower level bedroom walls with a new drain line installed beneath the slab of 25 to the north side of the unit, sheet rock removal along the south bedroom wall with replacement of all bad studs, plates, insulation and sheet rock); 28/28 (rotted plate replacements on subterranean stem walls); 60 (13 balusters, 2 posts, concrete pad, 24' of deck outer band and 12' of decking); 27 (2 joists, 12' of decking and 10' of bldg.. trim); 61/62 (privacy fence re building); 63 (16 balusters, 90' decking, 35' of bldg.. trim, deck post and new threshold and defective wall plates and floor joists); 64 (16 balusters and 20' of hand rail); 65 (20' decking); 66 (privacy fence rebuild), 66/67 (bldg. trim); 67 (deck leveling, post installation & privacy fence repair); 26 (concrete slab hole repair); 68 (64' decking, 3 balusters, 10' bldg.. trim and 16' of outer deck band); 69 (built-in bench and planter repairs); 52 (pony wall repairs beneath sliding door); 31 (chimney siding and trim) and work at our wastewater plant lab bldg. (2 sheets of siding, blackboard, 60' bldg.. trim, door jamb rework and wall plate replacements).

Landscaping- Picked up 99% of the fallen leaves including all common areas and decks, fell and cut up a large dead tree located south of unit 67, had fabricated and installed 35 "Warning" signs along our shoreline rope posts (50' O.C.), cleaned out all flower gardens including at C.H., Tennis courts and pools area, continued tall tree removals to improve the lake view north of units 36-39 & 68-72, and did our best to keep the roads and parking areas clear of snow and ice.

Tie walls-Due to old age and rot, several sections of existing tie walls had to be disassembled, with new vertical support posts (including dead men) replaced: east of unit 8 (2 vert. and 3-8' sections), units 35-36 (2 vert. posts and 3-8' sections, unit 39 drive (2 vert. posts

and 3- 8' sections). Two bad shoreline rope posts were replaced on the lakeside of unit 14 including light reinstallations, as well as above the tie wall work east of unit 8 and other bad ties were replaced at unit 16, 30 and 57-60 stairway.

Electrical-Repaired a faulty electrical supply line to our water plant air compressor motor starter (110V), which caused the A.C. motor to burn up (single phased) and the V.F.D. unit to require reprogramming, a true cascading of events. Other repairs made this period were as follows: Bad photo eye replacements at 16 lake side, pool/clubhouse, 35 lakeside, 63/64 lt. post, 33/34 stairway lights, 11-16 tie wall and pathway lights, south pool stairway (low voltage lighting) and ceiling fan in the clubhouse. Three florescent light fixtures were replaced inside the water plant as well as at the entry door of unit 20. Other repairs include replacing the dual gang control outlets, J-box and cover inside the gaseous chlorine room (due to the corrosive atmosphere) and buss bar replacement (and bad breakers) on the south dock 200-amp breaker panel.

Miscellaneous- Completed interior sheetrock (as required) repairs and painting to ceilings at units 26, 28 & 31 due to roof leaks. The metal pool fencing, gates and light posts were sanded and painted as well as the light fixtures and posts from units 36 & 39. Three Direct TV receivers had to be replaced in our head end building and signal repairs were made at units 50 & 63. Various small leaks were repaired at units: 19 (exterior faucet), 31 (in wall toilet supply line), 29 (under building ½" line break), 25 (master water valve fitting), water plant icemaker, and sprinkler system zone valve south of the clubhouse. Four bad Styrofoam wall panels were replaced inside the fishing dock as well as removing the fishing line from the overhead ceiling fan. We once again "decked the halls" with Christmas lighting, garland, bows and wreaths throughout the complex over the holidays, including multi-colored light installations around our shoreline.

Next period ushers in another season which will require us to get the stage ready for summer enjoyment (Gardens, docks, pool, waste water facility and grounds preparations whether they be grass seed planting, fertilizing or mowing and mulching), it's ALL GOOD! We also hope to be able to install those exterior improvements around units 36-39 such as landscaping, sprinkler systems, shrubs, tie walls, walk paths, sod and lighting. Any homeowner needing to have their decks spruced up for the season with a cleaning and toning needs to call Rob at the office for scheduling. Jerry's Dock Construction is planning on replacing the floatation beneath the long north leg of our breakwater and Dawson Roofing replacing the last of our sloped asphalt composition shingled roofs, both of which were included in our major maintenance plan for the year.