

Manager's Report for the Winter of '09

(December through February)

Brrrrrr! is the best way to describe this brutally cold period, with temperatures down to -4 and repeated heavy and deep snowfalls scattered all throughout the winter! How cold was it you ask? Well cold enough to have to activate the heaters for a third of the period, as your electric bills unfortunately reflected. All water lines were pressurized and checked following the extremely cold weather to insure that no surprises occur whenever you come up! Yes it made for lovely Christmas and holiday light viewing, but rather difficult to take down and store due to the snow on the ground. In any event, we all survived and soon will be welcoming in spring time!

As the weather allowed, we were able to complete the leaf cleanup throughout the complex, complete the building painting around condo's 51-54, cut down several dead trees, some of which were huge, including splitting and reselling to homeowners and do some much needed maintenance in our water and wastewater plants. We were even able to give the south docks including the under roof areas a good cleaning prior to draining all of the potable water lines.

We completed the building painting on the south, east and west sides of condo's 36-39 after the surface areas were thoroughly prepped, and after all bad materials (siding, trim, porch steps, balusters, handrails, decking and fascia trim) were replaced. We have begun work on the north side of the building, but have been limited due to the cold temperatures. Other outdoor work completed this period included replacing the tree lights south of condo's 61-67, installing wire mesh around the upper deck hand rail of condo 31, replacing the leaning 8' high x 32' long tie wall south of condo's 24-24 including gravel backfill R & R and in ground anchor installations; replacing a short tie wall around the sewer plant lab building; and leveling up, pulling in and refurbishing the multi-level common stairway between condo's 4 & 5. We were even able to replace: the bad structure supporting the lower level deck at the managers unit and bad deck boards; a support column, hand rail and balusters at condo 5; a deck gate at condo 27; a threshold at condo 11; bad joists and decking at condo 50, and bad upper fascia and trim on condo's 11, 12 & 13 before the gutters and downspouts were replaced (by King's Guttering of Grove).

With spring time knocking on our door, we have begun giving the gardens, decks and grounds their annual detail cleaning prior to new groundcover installations (comp. units 1-8, 36-39 and 68-72) and surface preparations to the fence, light posts and gates around the pool prior to spray painting. The following roofs were repaired including all required interior sheetrock repairs and painting: 10, 50, 54 and 64. The flat roof of condo 64 is included in our annual budget for replacement this year and scheduled to occur in March/April. Other interior repairs completed this period included texturing the kitchen ceiling of condo 27; repairing wall cracks in condo 16 and follow up painting: replacing the shower neck in condo 27 and sheetrock repairs; repairing a squirrel hole in the wall of 57; checking and cleaning the building pressure regulators under all buildings and inspecting and excavating small cave ins behind the lower level walls along the lakeside units.

The Water treatment plant was refurbished this winter by completing the following actions: rigid Styrofoam panel installations on all walls and ceiling area's

(finished work begun last winter); cleaning and painting all interior shelving; draining and pressure cleaning the interior of the large clarifier tank; removing the rusted surfaces around the bases of the tanks, piping and building structure, priming and painting; refurbishing the 3 electric heaters; pressure cleaning and painting the floor areas,; installing an eyewash cleaning station and an icemaker for summer use. An Engineer from Holloway, Updike and Bellen Inc. completed a site survey in December and will report their recommendations to the Board at our March Board meeting. The EPA released results of the annual LT-2 “raw” water testing which was mandated throughout the '08-09 years, revealed that our E-coli count in our raw water from Grand Lake fell below the 10 CFU limit threshold (averaged 5.5), which negated the requirement to monitor and treat for Cryptosporidium.

The sewer plant lab building was also refurbished with wall, floor, pump and blower motor painting, The building was inspected and all bad siding and trim was replaced including installation of new entry steps. Grand Lake Termite and Pest Control completed their annual building termite inspections in Feb., including very minor treatments as a precaution where deemed necessary. No active termite activity was detected this inspection. A toilet leak in the Men’s restroom resulted in a large “unclean able” stain on the Clubhouse exercise room carpeting. Since it was over 20 years old, it was replaced with new carpet & pad after all of the walls and trim was painted. The walls and trim in the “main” area of the Clubhouse were also painted this period as well as the installation of a new wall electrical outlet adjacent to one of the exercise machines.

Next month, we plan to welcome Springtime; get the grounds and gardens cleaned, new groundcover installed, plant the annual flowers, paint the pool fence and begin preparations for opening the pool, replace the flat roof over condo 64, dewinterize the potable dock water lines, continue painting around condo’s 36-39, add topsoil and sod to the hillside below the main road south of condo’s 34-36, over seed all barren area’s throughout the complex, apply fertilizer to all turf areas, activate all sprinkler systems, and begin pressure cleaning the trash area fence, water plant, shop buildings, entry fences and manager’s unit for future painting..... all subject to weather conditions, of course. Anyone interested in a used 1999 E-Z-Go, 4 seated, gasoline powered golf cart should contact Dennis Neill at condo 66 for details (918) 808-1010, \$2,000 OBO.

Aside from reviewing our annual insurance quotes from CFR, the Board will review several Wi-Fi proposals for possible installation throughout Spinnaker Point at their March Board meeting. The breakwater sea anchors are planned to also be replaced by Baker Dock Construction in the month of March/April, which was funded by this year’s assessment.