

Manager's Report

November 13 through March 8, 2013

First of all, please welcome the Clavin's, Jerry and Karen (condo 47) and Ann & Bryon Quanttrini new owners of unit 14 to Spinnaker Point! We hate to see the long-time homeowners Frank & Cynthia Stewart leave as well as Joe and Dottie Dwerlkotte of unit 14 leave, and wish them the very BEST!

This winter, we contracted Dawson Roofing to replace the sloped asphalt composition roofing on the following units along with the decking where needed: 5, 6, 7, 8, 11, 12, 25, 26, 28, 30, 31, 32, 35, 51, 52, 53, 54, 55, 56, 57, 65, & 66 (approx. 126 sq.) for \$35,360 or \$280/square. This leaves the last half to replace next fall, which will be funded with 2014 Assessment money.

After all of the leaves were gathered up, we resumed in earnest replacing bad materials on units 5-8, including completing painting the building, as weather permitted (60% comp.). In addition, we also replaced the following bad materials as noted: Condo 5 (7 balusters and 3' of hand rail), Condo's 5-8 (replaced all chimney siding & trim), Condo 8 (gate rebuild, 2 post repl., 24' decking, 28' hand rail, 25 balusters, 1 joist and 21' of outer deck band), condo 9 (bad siding & trim on the chimney), Condo 10 (15 balusters & 8' of soffit), Condo 11 (7 deck posts, 10 joists, 3 structural 4x12 beams, 18' decking, 24' of outer deck band and installation of 6" flashing below the decking next to the building), Condo 14 (14 balusters, 8' of hand rail, 356' of decking, 2 gate rebuilds, beam stiffener installation, 2 deck posts and 2 privacy fence rebuilds), Condo 15 (1 deck post and privacy fence rebuild), common stairway @ 14/15 (10' of decking), Condo 19 (9 deck joists, 248' decking, 6 balusters, 1 post, building trim and lattice panel repair), Condo 21 (rotted fireplace stud, bottom plate and subfloor replacements due to hidden chimney cap leak), Condo 44 (assisted in drying out carpet and flooring due to water leak in kitchen), Condo 46 (3' hand rail), Condo 48 (deck blocking and post installation), Condo 50 (post repl. and lattice panel repair), Condo 51 (1 baluster), Condo 52 (13' of hand rail), Condo 57 (12 balusters), Condo 58 (34' of outer deck band, 67 balusters, 36' hand rail, 1 post, 486' of decking, 18' of ledger band, 22 deck joists and misc. building trim), Condo 61 (6' bldg.. trim), Condo 62 (2 deck posts), Condo 63 (3 deck posts), Condo 64 (30' of bldg.. trim), Condo 67 (1 deck post), Manager's unit (2 balusters, 2 deck joists, 570 sq. ft. of hardwood flooring, 2 ceiling fans, re facing fireplace/chimney/mantle with rock façade, new entryway and fireplace hearth tile (55 sq. ft.) and door and baseboard trim; as required and new closet bedroom and bathroom doors).

Another challenge embarked upon, were replacing bad sections of tie walls, rope posts and border ties located at: Condo 4 (1 section), between condo's 15 & 16 (1 section), south of condo's 26-27 (5 sections/ 40', 50% complete), south of condo 31 (border ties), between condo's 35 & 36 (2 wall sections), condo 36-39 south hillside (3 rope posts), condo 39 drive (2 wall sections and installation of border ties to control water runoff), east of condo's 55-57 (installation of additional ties to reduce hillside slope for new sprinkler system later this Spring), south of condo 58 (parking lot border and wall tie replacements) and the manager's unit (step and border ties). The parking lot ties above condo's 14-15 were sealed tight with tar to prevent runoff from weeping through and down hillside toward

building. Other landscape activities completed this period was removal of 98% of the leaves from the decks and grounds, excavation behind the lower level basement walls/floor slabs of unit's 12 (partial), and 13-14 and installation of a French drain or new sump pumps to eliminate occasional flooding during periods of excessive rainfall. A Fallen tree south of unit 66 was removed and split up into firewood along with the other tree sections removed earlier in the year.

Due to a "under footing" sprinkler leak below the west wall at unit 1 last summer, the crew trenched and installed a new supply line along the south side of the building from unit 4 to the valves located west of condo 1 (160'). Many of the existing sprinkler lines were repaired in the course of the tie wall repair efforts mentioned above. A new sprinkler head was installed north of unit 57 in an effort to begin the last unirrigated area in the complex (to be continued in April). Additional modification efforts were also completed around condo 11 to accommodate garden expansions, including 2 valve replacements.

The weather limited painting progress around the last building due to be completed; condo's 50-8, however, some progress was made around the building whenever the weather allowed. All of the repairs noted above were painted or touched up after completions as well as: removal of the "popcorn" ceiling texture in the manager's unit and repainted the same as well as the walls, trim and doors (living, dining, kitchen and master bedroom area's), the walls and ceiling texture was replaced with a "skip trowel" finish, including an old wall papered wall, painting 90% of the walls and trim/doors in the clubhouse laundry, bathrooms and hallway areas. Other miscellaneous painting occurred at: condo 14 (entry door and jamb), condo 46 (north side trim and soffit) and condo 33 (ceiling stain sealing and painting).

Bad TV reception in units 55-57 necessitated replacement of the underground coax from unit 58. All of the seawall light fixtures were inspected and refurbished (as req'd. / missing globes & cages installed or fixtures replaced) from unit 1 around to unit 35. Both 25 yr. old ceiling fans in the living room and entry vestibule ceiling light fixture were replaced in the manager's residence as well as the installation of a directional spot light over the chimney/fireplace. Other electrical repairs this period included: installation of a missing wall light fixture at unit 71 (lower level), bad photo eye replacements along the shoreline and electrical breaker replacements on the south docks and on the lift cart motor circuit.

The water plant performed flawlessly this period producing good water quality, with good sample results each month. Exterior clarifier and filter tank cleaning and refurbishment is being done on cold/wet days as well as interior cleaning and painting inside the wastewater lab building. Some misc. plumbing occurred at: clubhouse (2 faucet replacements on poolside) and shower faucet replacement inside the women's restroom shower, condo 14 (garbage disposal and spray nozzle replacements; H. O. expense), condo 41 (upper level bathroom sink replacement; H. O. expense) and condo 56 (leaking "master" water valve repair). As we do every holiday season, all of the light posts were decorated with lights, bows and garland, as well as installing multi-colored lights along the shoreline light fixtures, and installing lights and bows on the entryway. Due to extremely cold temperatures, we activated the "frost

patrol" twice this period for a total of 5 days. Firewood was sold to units 12, 30, 48, 49, & 72 and is available for those needing a supply.

Dawson Roofing completed replacing half of the sloped roof area shingles this period (104 squares at an average cost of \$285/square or \$34,500. Jerry's Dock Construction has fabricated all of the new encapsulated angle iron frames and is in the process of having everything galvanize coated with installation and completion scheduled for April/May of this year. Other Assessment funded activities included purchasing a 2002 Chevy. Pickup for \$5,200.

Next period will involve completing the building painting around units 5-8, installation of a sprinkler system on the east and north sides of units 55-57, with follow-up topsoil and sod installation, pool painting and activation, tie repair completion at unit 27 south including new dead man installations, backfill and cleanup, roof inspections and PM's, dock cleaning and activations as well as garden preparation/planting, ground cover installation (after all areas around the units are detail cleaned) and other "season opening" tasks.