

Manager's Report

September 2 through November 12, 2012

As the summer begins to wind down, the crew primarily continued with the normal grounds and dock maintenance and building refurbishment efforts around units 5-8, which included replacing bad building materials as follows: deck posts at units 7 & 20 (6 each), balusters at units 7, 14, 19 & 21 (39 each), hand rails at units 7, 19 & 21 (38'), siding/soffits at unit 7 (2 sheets), decking at units 8, 14, 19 & 20 (238 L.F.), deck support beams at units 5 & 20 (40 L.F.), deck joists at units 7, 8 & 19 (11 ea.), privacy fence repairs between units 14 & 15 (upper & lower decks) & unit 21 (35 L.F.), building trim at units 5, 7 & 8 (152 L.F.), and patio bench rebuild (condo 13). The west, north and east sides including the top area's (with the exception of the bad chimney siding and trim which is due to be replaced with the new shingles) has been painted on units 5-8. The remaining siding at unit 8 and hand rails and privacy fences are scheduled to be completed in November, which will complete this building and the Painting & Refurbishment Project began 3 years ago. We painted all of the fire hydrants throughout the complex and gave our wooden highway and entry way signs a coat of urethane.

A very large dead oak tree was fallen and cut up on the hillside east of units 68-72. Bad garden R.R. ties were replaced along the lakeside of unit 15 (7 each), next to unit 16's lower patio, and along the drive south of unit 39. We also installed "terraced angle cut" ties on both sides of the R.R. tie steps east of unit 60, which will support new hand rails. A semi-load of pristine #1 grade "6 x 8" R.R. ties was purchased and will be funded out of the "misc." section of this year's Assessment Funding. These "relay grade" ties have been extremely difficult to find and are sized to use with majority of our tie walls throughout the complex. New sod was installed in the barren area's along the drive leading to unit 1 and grass over seeding was done in our entryway, south of units 16-28, south of units 36-38, east of units 8 & 12, and south of units 62-66, with more to follow this month. We gave the shrubs and hedges one last trim before the weather cooled and trimmed back a large tree above unit 45 for a new Direct TV dish.

In an effort to improve the coverage of our Wi-Fi internet service, we contracted a new tower/antenna for units 16-28 for \$3,600. In-house cable TV signal improvements were made at units 56 & 36 this period. As is done this time every year, we winterized and covered the pool and deactivated the wastewater plant (diverted to the "total retention" lagoon). An underground 6" water line and 6" "forced main" sewer line were also repaired located south of unit 52 and south of the main road leading down to unit 1). These actions along with reducing our sprinkler zone times, have decreased water plant production by over 50% (35K GPD average), which saves on energy and chemical costs.

Dawson Roofing has replaced the shingle roofs over the following units (to date) and will continue throughout the month of November to complete the project: units 11, 12, 25, 26, 28, 30, 31, 32, 35, and 55-57 (5,840 sq. ft. or 58.4 square). Due to the rotted wooden shingles discovered beneath the asphalt shingles over unit 31, it was necessary to install new ½" decking prior to installing the new

30 year shingles. Our crews completed detailed inspections and PM's of our sloped and flat roofs throughout the complex, which normally occurs twice a year (fall & early summer). The other major assessment project which involves fabricating new galvanized angle iron frames and new encapsulated foam is underway by Jerry's Dock Construction in Bernice. This project is scheduled to be installed during the next several months after they complete a couple of large dock fabrication projects already "on the books". These two projects account for over 70% of the planned projects for the year with the remaining "miscellaneous" projects due to be done before the season gets underway next Spring (entryway water feature refurbishment, sprinkler system installations east and north of units 55-57, topsoil and sod installations south of units 34-36 and north dock hillside, south of units 61-66 and south of units 50-53 and entryway; and fire hydrant repair north of unit 51).

With the additional normal dock cleaning (completed cleaning all of the south dock roof support poles and light fixtures), electrical and water leak/sprinkler system repairs, this period had nothing else significant to report. The next period will include winterizing and draining the dock water lines, completing the carpentry and painting around units 5-8, continuing with bad wood replacements at unit 9-11, 12-15, 16-19, 30, and 40-68, tie wall repairs south of units 26-27, 35-36 and 39 drive, putting up all of the Christmas lights and decorations and hopefully collecting most of the fallen leaves throughout the complex. Best of wishes to all for an ENJOYABLE Thanksgiving and Very Merry Christmas!!