

## Manager's Report

Sept. 13, 2014 through Nov. 11, 2014

Overall Scenerio-Continued with normal grounds keeping operations including mowing, weed eating, shrubs and dock maintenance work this period.

Building Maint.-Continued with building and deck inspections on units 58-66 this period, focusing on joist and bad decking replacements around unit 60. Also replaced bad top fascia trim over unit 26, post replacement at unit 19, and walkway repairs south of units 14-15.

Landscaping- Continued replacing bad seawall rope posts (16 each) along units 15-24 and rotted border ties throughout the complex (9 each). Delivered and sold 5 ricks of firewood which was from the 5 or so large trees fallen by Dominion Tree Service throughout. Sprinkler system repairs continued and systems reduced for winter. Spinnaker Point personnel have fallen, cut up and burned 8-10 high trees located on the lakeside of units 68-72 for view improvement prior to having

Dominion Tree Service come out and selectively top and or shape other tall trees in the wooded area.

Pool- Winterized and covered for the season on 10/27/2014.

Water/Wastewater-Received excellent reports from DEQ inspectors this period. All monthly influent and effluent samples normal this period. Winterized and diverted to our wastewater flow to the total retention lagoon for off season. Discovered and repaired a serious water line break beneath the patio slab at unit 26, flooding the basement area of unit 25. All carpeting and furniture was removed with carpet drying fans installed after water extraction efforts were completed. We still have a minor leak somewhere in the hillside bank above unit 26/27 which flows into the existing French drains. Also replaced a bad solenoid valve on the chlorination ejector line at the water plant.

Condo Sales- Units 18 and 28 sold this period respectively for \$265K and \$240K furnished (\$140 per sq. ft.). Other Units for sale are condo 11 (\$525K), 26 (\$249.5K), 31 (\$275K), 44 (\$137.5K) and 54 (\$150K); 5 each total.

Fire Repairs- Work on units 36-39 continues at a very slow pace due to the foundation work involved and location difficulty. To date, the lower level area framing is complete and 40% of the lower level decks. Due to excessively high bids by Hoey Construction on the repairs for units 64 & 65, other contractors were asked to submit bids. Hoey Construction is also being very difficult to work with on the homeowner improvements, unreasonably high in their estimates to do the work (still being resolved).

Boat Docks- Many slips were leased this period resulting in 7 slip vacancies. The underwater skag on the south sailboat slip was discovered broken and is currently planned for repair. All dock decking and lockers were cleaned prior to draining and winterizing water lines.

Miscellaneous- R.E.C. was called out to locate and repair an underground phase fault west of unit 72. Due to poor homeowner commitment on Bolt Fiber's request for fiber "to the home", we have been placed in Phase III for underground utility installation (2017). Dawson

Roofing stripped and replaced all decking and sloped roof shingles (including flashing) above units 68-72 & the sun porch area at unit 27 this period on budget.

The transition of our new book keeping and accounting Ragsdale & Assoc. continues smoothly. The normal RR tie replacements, leaf gathering and continued carpentry repairs will ensue throughout the winter month's along with other interior repairs and planned maintenance.