

Manager's Report for Sept.-Oct. 2009

In an effort to condense and reduce the paperwork and verbiage outlining what has occurred at Spinnaker this period, I offer the following summary. Labor Day has come and gone, the summer of '09 is history and we now welcome what appears to be a wet and cool fall.

The crews have for the most part, wrapped up the laborious yard work for the year, with the exception of cutting down a few dead trees scattered around and beginning the fall leaf gathering. We have spent a lot of time working on the multiple decks around condo 23 this period and will continue working around that building and units 19-16 throughout the next month. We are back painting and refurbishing the buildings which had to be put on the "back burner" as the season got underway. There remains just a small portion left to paint around condo's 51-54 which will allow us to move on to units 36-39 which are pressure cleaned and ready for surface preparations and paint. If the weather takes a turn for the worse, we are prepared to continue the project around units 1-8 which are located out of the debilitating cold north winds.

Fall also affords us the opportunity to give all of the sloped and flat roofs a thorough inspection and perform our semi-annual preventive maintenance. The pool was winterized and covered due to the cool temps, and we have winterized our Wastewater treatment plant for the season. The rainy weather has given us the opportunity to thoroughly clean the north docks; roof support posts, sway bracing, roof areas and decking/lockers as well as hand railing between the docks. It is our intention to finish up with the NE docks and get the south docks cleaned before we are forced to turn off and drain the dock water lines for the winter.

Many man hours were expended in digging out behind the lower level "flood prone" areas of condo's 13-14 in addition to installing a new H.D. battery back up sump pump. The additional excavation should allow any groundwater time to be pumped out below the lower level slab floors by the pumps, which should eliminate the troublesome sporadic flooding. All under unit areas will be checked this winter as well.

Please welcome the Scott Laird and Bo Harrison families who have recently purchased condo's 54 & 67 respectively. For information regarding other units for sale at Spinnaker, please refer to our web site or call me at the office; 782-2169. Many thanks are always extended to Mrs. Lynne Beeson who does a fantastic job maintaining our web site!

Our goals for the Fall and Winter months are going to primarily be spent on painting & refurbishing units 36-38 and units 1-8 including replacing all bad deck and building materials; gathering up the leaves throughout, possibly adding topsoil and sod to the hillside above the tie wall located south of units 34-36 (if the rains ever stop), replacing the bad tie wall sections south of units 24-25, painting and repairing any interior problems due to leaks, and obtaining bids for the replacement of our breakwater sea anchors. The annual Christmas boat parade is scheduled for Sat. December 5th this year also. Wishing everyone a Happy and Healthy Holiday Season and Prosperous New Year!