

**PRESIDENT'S REPORT
FOR JUNE & JULY 2018**

AUGUST 9,2018

BUSINESS:

Accompanying this report is the latest news form our attorney, Ted Corless. We have a third party evaluator on the grounds this week as part of the negotiations. Please bear with us as this is part of the process.

CTS has been on site in the last month evaluating the manhole sinking at our entrance. I have been informed today, that the contractor did not line the pipe and they are investigating. Zzzzzz. I will be doing my own also.

Funderburk engineering (our guys) were on the property drilling samples in June. They rode heavy machinery over the pipes in back of building 6. This caused a major water washout at the seawall. They accepted full responsibility and repair went well. The water bill, as with the increased bills from Jan-April will be adjusted as part of the insurance claim.

Building 9 main water leak- While our volunteers were cleaning out the gardens at B9 we found a longtime old water leak. I can not say how long this water has been seeping into the ground but trust me by the way we found it, it had not been recent. Someone hooked into the pipe to install a hose spigot. So since that time, it has been leaking. The pipe was just cut into the existing without sealing it.

Building 1- also had a sewer issue with a sinking pipe. It has been repaired also in June.

Dumpsters were replaced with nice clean ones with new sliding doors(no squirrel holes). Our rat problem has significantly decreased. Please do not feed the squirrels. A tenant was seen feeding them and asked to stop.

TERMITE INSPECTIONS- were completed in June. We have issues. 21 apts. need treatment. There are 5 buildings that will have tented in the fall. As soon as we have confirmed dates, you will be notified. Pest guard has stated that it is an option to be tented and it is our decision. We have had a contract with this company since 2003. We believe it is to our advantage (no cost) to take the opportunity to tent. We pay for this service and still have termites?

DOCKS:

Our docks are progressing slower than some would like, and I hear you. Please bear with us. It has been an exceptionally hot and humid summer. Building 7 dockside does not get any shade at all. Our carpenter has had kidney stones and had to take a brief halt for two weeks. I'm sure, if any of you have suffered with that excruciating pain, you can sympathize. We are doing this in \$5k increments to save a little as we go. We are saving many thousands of dollars and getting trex. Remember quotes for wood came in at \$129K ++. If you would like to volunteer to lend a hand, and give John Cleary a break that would be very much appreciated.

SECURITY:

Two teenage boys were caught swimming in the pool on July 5th. They do not belong here. They told me the gate was open so they came to swim. The one boy is the same boy who we called police on for trying to steal bikes. I have their pictures. I called police but they were not apprehended in time. If on the grounds again, they will be charged with trespassing. Please lock your doors, cars and keep a eye on our community. If you would like to see the pictures, I have them in my phone.

MULCH:

Buildings 1,3,6,7,9,11 and today 5. Thank you to our Volunteers. Mark Smiley, John Cleary, Joe Green, Kathy Farmer, Krystian Andrearczyk, Vanessa Kelly, Marty Shannon, and Becky Mayor.

WELCOME NEW NEIGHBORS:

Vanessa and Sean Kelly B11, unit 343; Renee and Perry Genovese B11, unit 341 and Becky Mayor, B1, unit 312. If you see them, welcome them.

Family visits: Please let the mgt. company or board know if you have family coming to stay while you are not here. We will need to identify people that are on the grounds.

VISITOR PASSES: are in. We will be setting up dates in September to distribute two per unit.

MINGLE:

June mingle was loaded with Patriotism and good food. Thank you everyone. Our next mingle will be September 9, 2018 from 4-6. We hope to see you there.

ONLINE: please visit us on face book and our moorings condominium site. On our login site you will get current info, minutes, soon to be pictures and atty. updates.

Thank you all again for your continued support and kind letters and words. Even from afar, our snowbirds have sent improvement checks and kind thank you's for all the improvements to the property.

Our goal: FIX Building 10. Hopefully we will be near the end. We promise to keep you informed, as always.

Best Regards to all,
Karen