

Date 8/11/2021

Attending: Tanya, Vicki, Doug, Linda and Deb

Start time 4:09 and stop at 4:34

Railing – all rot in rails has been repaired. Stucco is almost done. Doug needs to put caps on rails. First he'll water proof and add Protecto wrap. Expect to finish this Friday and add caps next week.

Mark was there this week but ran out of parts. They are backordered and should be here August 19 to 21. The man who will help Mark was there yesterday. Mark won't be done by August 31. He hasn't touched the back decks but finished the hot tub area. Doug hasn't inspected that work.

The prior stucco repair is done, except for punch list items, like Tanya's deck.

The painter should start around August 23. He has lost 11 employees and is delayed by this and the weather. He should finish in three weeks. Homeowners will need to remove things like wood and chairs from decks or be charged the painter's hourly rate. They can leave the grills. Homeowners need to let the painter know soon if they want him to finish their decks.

Doug's project update. Last week, he finished the demo over the garage and the handrails. The beams were installed on Monday and Tuesday. Doug is trying to have most work done by Friday but they will have to do the ship lap next week and put the caps on the rails. The stucco guy will come next week. The new beams were 5" bigger, and the face of the building is extended 2". Doug had to cut a hole in the roof, and Turner Morris needs to patch it. Doug will install a temporary patch until Turner Morris does the patch, which hopefully will be next week. Doug has repaired the beam in the middle staircase area that was water damaged and is waiting for the engineer's report on a post. He will cut a hole near that area to make certain there is no rot. The handrail on the yacht club side is done except for the cap on the rails. The garage entrance will be blocked for the next two days. The welders are taking longer than expected and will cost more but the cost to fix the handrails and caps is less than the estimate. The structural engineer will inspect the welds next week and the county will inspect the framing next week. After that, Doug can finish the project.

Concrete issue in the garage. The concrete is cracking where a beam is carrying some of the load. Doug is meeting with the structural engineer next week to evaluate.