

Bayshore Village Homeowner's Association

President's Report for 2004

2004 was one of those years that I would not like to repeat anytime soon. By the way, it was not all bad, we have accomplished much, it was just how we found things out and how things were accomplished along the way. We did get results.

We have accomplished much and have finally made inroads to the gull problems. We will be doing more in 2005 to make continued headway on reducing the seagull infestation. Bill Albrecht has done a great job regarding the impact of the seagulls. Frances Robertson also did a great job in getting hold of another age-old problem and that of dry rot. We, believe, that we have come-up with a workable solution that will reduce deck dry rot. The causes of dry rot are many. But we have a handle on the problem. This should reduce future expenditures for this problem. As a side note: Please as homeowners inspect your interior decks (the upper decks that can only be reached from inside your homes. We can't get up onto these decks without your permission. You need to look for discoloration, soft spots under the paint. Check your deck hand rails for splitting and soft spots. Obviously, water leaking through the deck, etc.

As you have all noticed, the spa deck has not been completed. Every time we start to get bids for the concrete repair, we find standing water that may be coming from leaking or cracked pipes underground. Late in December, after the rains the spa water level was down which is not a good sign. Before we get the work completed, we need to make sure the leak(s) are fixed. Also, the concrete is an exposed aggregate that is not easily repairable and getting qualified or even interested contractors to bid the work has not been easy. However, we are getting close to closure on this problem.

The biggest issue for 2004 was an unexpected problem with the lift station, which is down in the park area. This station pumps sewage from the complex to the street sewage system. The lift station should have been cleaned annually and should have been cleaned and checked last year, but wasn't due to trying to get the city to take some responsibility due to the park restrooms/outside sinks being plumbed into our lift station. As it turned-out the amount that comes from the park is such a small percentage, the city determined that they did not have any monetary responsibility. Therefore, we went some additional time before having the lift station cleaned.

The station was cleaned in April of this year with a report going to Manderley. The report discussed issues with the lift station, but no immediate action recommended. Dave Peoples called Manderley to get Sunpacific, our lift station vendor (they did the original control panel for our station) to come out to open the station so it could be inspected. What was found was horrifying. To keep this short, it was hanging by a thread. As we found out, we had no money in our reserves for other than pump rebuilding and generator/panel replacement. As it turned out, the shaft was in terrible shape, the pumps needed to be replaced and a whole new pump support system needed to be replaced. We could have nickel and dimed, but the correct solution was to get it back to a new condition that would take us years into the future (at least 15 to 20 years).

If we came back to do any of the work later (next two to three years), it would have cost considerably more, and therefore, not the best fiscal solution. We found through Manderley a great company to do the work. We had bids running from about \$ 50,000 to \$80,000. From contacting references, we picked FRM who specializes in this kind of work. They only work on lift stations and water quality/supply systems. We had them come to the board meeting in September to meet with the homeowners in attendance to discuss our situation and the potential solutions. Just as a note, if raw sewage leaked-out of our lift station and entered the bay, the fines would be unbelievable. FRM has also been hired

(replaced Sunpacific) by the association to provide monthly maintenance and inspections for the lift station. By using them, they include an annual clean out. The net effect is a savings of \$ 2800 annually.

As all have noticed, the annual dues has gone up by approximately 8%. We have not had an increase for the last two years. Inflation runs at 3% annually and that alone would have made the increase 12%. So the bottom line is that we have been very careful on how money has been spent. But we now are in a situation that required an increase. The lift station money needs to be paid back. Materials costs for 2004 went up almost 30%. Materials will probably come back down somewhat, but not enough. Insurance(s) has gone up, etc., etc. Landscape has gone up as well (at least \$ 500 per month or a 25% increase).

I feel good about the results of 2004, it has been tough, but we are making headway on many open issues. This next year, we will make headway on improving our landscaping. This will take money to make improvements and also start replacement of certain plant species. We will be improving the plantings in the pool area during 2005 as well. The carpet in the clubhouse will also be replaced. The clubhouse committee has done an excellent job in maintaining the building and in the selection of our new carpet. We look forward to 2005.

Sincerely,

Craig S. Anderson
President