

To owners and residents:

A few reflections from the Board of Trustees regarding September 2023.

Building D project

The Building D project continues to track well.

- At the end of September, the South egress stairs were removed providing access to the ground floor deck. The look from the water demonstrated a significant change.
- During the month of September there have been a few days when work could not be carried out due to weather.
- The framing for the decking on the ground floor faced delays due to the discovery of rotten joists that run under the building and support the deck, requiring either the replacement of existing joists or cutting back to where there was no rot and sistering the joist with new joists. This also required consultation with the architect and the structural engineer. A portion of the work is therefore under Building D and cannot be seen from the parking lot or the water. DiPietro contracting was also quite clever in setting up scaffolding over the water obviating the need for an expensive barge and crane when working over the water.
- There were supply chain issues in delivering the railings for the third-floor deck. These railing will be treated and installed shortly. In the interim DiPietro construction set up a small temporary area allowing the renters to access a small portion of their deck during the late summer, providing that there was no work being carried out below the deck.

The two photos below are of the work being carried out on the South face of Building D.

The storm that wasn't

- The dock committee in concert with the Trust was fully committed in preparing for the possibility of damaging weather and tides related to tropical storm Lee. Boats on the faces, boats on the outhauls and paddle craft were removed in a timely fashion to prevent damage. A decision was made to lift the gangways as the weather system passed offshore. There was excellent consultation and coordination among the owners of vessels, the Dock Committee, the company that removes the gangways, the Trust and the management company.
- It also needs be noted that Chuck and Muffin and Roger and Sally helped to facilitate the availability of a safe place (Chuck's car port) to store the paddle craft during the storm.
- Many observed this cooperation and expressed appreciation to everyone involved.



