

6-24-19

Queen's Grant Owners,

As we approach the end of June, we are feverishly pushing our contractors for completion of work and/or concrete updates as to set expectations with the community. Please see below updates for the assessment items with a particular focus on those previously marked as "critical" to re-opening the community.

1. Pool/Hot Tub Repair:

- a. Due to some unforeseen issues, we slightly behind schedule on the pool repairs. While the pool walls and floors have been hydro jetted, we are now in the process of repairing a few major cracks that need to be addressed prior to plastering activities beginning and ensuring all drains are up to code and functioning properly (see pictures). Upon completion of the hydro-jetting, our contractor strongly recommended that due to the age (~41 years) and stress cracks in the pool that we take care to properly repair those which included adding structural staples in several areas as well as appropriately filling the large cracks. The drains were also updated and had a small set back due to clogged lines that have now been addressed. These were important to address and will have an impact on the pool opening date. As of now the contractors are hoping to apply a bonding coat to the pool structure this week that will provide a base coat surface for the plaster to adhere as well as help level some of the surface imperfections. If successful (weather dependent), they will proceed forward with plastering which could start this week (week of June 24th). Once plastering starts the pool can be filled quickly. The Town has approved us using the hydrant to fill the pool and is awaiting our call to begin. Once the pool is filled, the contractors will turn their attention to the pool equipment, chemical levels and other county inspection requirements. The board continues to push for an opening by end of June but given the circumstances above, it is likely the opening date will slip into July. How far into July is dependent upon weather, contractor availability, no further discoveries that need to be addressed, equipment start-up and ultimately a successful county inspection.
- b. Pool Furniture has been ordered and is being delivered this week (week of June 24th).
- c. For those renting and would like to offer alternative pool options in the meantime; Lanier's Camp Ground has a large nice pool and offers day passes for \$7.50 a day.

1) Clubhouse:

- a. The Clubhouse is near final inspection status. We must commission the two new HVAC units, repair some insulation around the hot water heater, install HVAC vent covers and re-route the hot water heater release valve. Once this work is complete, a final inspection will be called for to include Electrical, Plumbing and Mechanical. If successful, which we anticipate we will be, the Certificate of Occupancy will be issued by the County. We anticipate this will be complete this week.

- 2) Gates:
 - a. Gate work has begun. We are hopefully that all pedestrian entrances (pool and clubhouse) and vehicular gates will be functional by end of July; however, we are striving to have a basic operational function at the time of pool opening to allow some level of monitored access.
- 3) Fences and Beach Access:
 - a. Project Complete.
- 4) SeaWall
 - a. In process. We continue to engage engineers to begin the process of seawall design to meet CAMA requirements. Once we finalize the engineering plans, we are required to file for a major CAMA permit that requires a minimum review of time of 60-90 days. Upon approval by CAMA, we will re-engage vendors in hopes to begin construction late this fall/winter. Still looking for Engineer to accept this work. The construction plans and detail specifications are needed for CAMA Permit. We are still hopeful for start repairs this fall. We have been turned down by one firm due to time limitations. We are continuing to search for a local engineer. Exploring if a temporary fix could protect the property as well as further wall collapse with engineering firms.
- 5) Road/Storm Water Swale Repair:
 - a. Project Complete.
- 6) Playground:
 - a. Three bids received. Bids have not been reviewed and no decisions taken at this time.
- 7) Boat Ramp:
 - a. To be assigned. Not started.
- 8) WWTP:
 - a. In process.
- 9) Insurance
 - a. After a long battle with the insurance company and fielding insurance forensic inquiries, we have settled with the insurance company for \$157,111.69. The check is with our Public Adjuster. We are due to pay the public adjuster 10% and then we will receive the remainder of the funds which will be placed in the assessment account being held with Gregory Miller.

Thank you for your patience and support as we work together to restore our wonderful community!

Sincerely,

Queens Grant Recreation Association Board, Inc.













