

## Windrush Bay Building Committee Report

Feb. 15, 2018

Our buildings are in good shape, but the stucco on our condo buildings needs constant vigilance. We currently have a proposal for work on B and E buildings.

After the surprise extra wood requirements found during the re-roof of B, the roofer took me on a tour of property pointing out how to see problems developing. Many of our condo buildings have an extra wide soffit overhang on some sides, which makes leaking harder to detect in the interior. Part of our biweekly walk-around inspection should be looking at these soffits for signs of water staining.

The Board is obtaining bids for painting the villas in October and November. Villa owners should be sure to complete repair work on sheds, etc. this summer so they are ready for a new coat of paint.

We are (finally) working with the owner of unit 610 to find a suitable fixture to light her stairs, which are too dark at night. The 2 bedroom, one bath unit entry stairs all have this problem and many have had extra lighting installed over the years.

### Work proposals:

Homeworks of Holiday has submitted a bid to work on soffits, fascia, and stucco of several buildings. The prices seem a bit high and Giancarlo is working to get at least two competing bids since this work is not critical.

Sam Swinton has submitted a bid of \$850 for stucco work. He looked at a small area on the South side of B, and a tall patch behind a gutter on E. I have spoken with him, and although B is not mentioned in his proposal, he said it was included but was too small to mention. He also put building H on the proposal, meaning E. This work is quoted by Homeworks at \$460 and \$725 (total 1185 for both areas). I recommend we have Sam Swinton do this stucco work, but note on the proposal that it will include both B building and E before authorizing.

Respectfully submitted,  
Bob Hutchinson, Chair