

Flag Lt. House

Glenn Miner

The clubhouse is at least 100 years old and needs constant attention, not only to maintain its appearance, but to maintain its structural integrity and functional systems to ensure continued use and enjoyment by present and future SLSC members.

The club's present priorities, with regard to the house, are directed first on maintenance of the structure and its systems, second, to improvements that facilitate our members' use of the house, and third, to the maintenance of the clubhouse's appearance.

In 2006, top priority was placed on the renovation of the formerly "pink" bathroom, as this has been a project that has been put off for many years. The bathroom was completed and usable for the 2006 sailing season.

Another priority was placed on repairing and painting the exterior of the house. Several contractors gave us varying estimates as well as varying advice on what needed or should be done with the exterior. Several contractors suggested they could scrape existing peeling paint, replace rotted shingles and repaint. Others suggested because of the age of the shingles and that the exterior of the house had not been maintained well in recent years, that all of the shingles should be replaced. The cost estimates varied accordingly.

Because of such wide discrepancies of opinion about what "needs" to be done with respect to the siding, we have enlisted the expertise of Rich Martin of Northern Dean Construction, who is also professional Home Inspector, to do an independent and total evaluation of the house. His evaluation will be broader than just the siding issue. He will be looking at the house in its entirety and suggesting club priorities with respect to house maintenance structures and systems. This evaluation should also prove valuable to the long-range planning committee. Rich did a thorough walk-through and walk-around of the house on November 16, 2006. I expect to have a full report with his findings and recommendations in the near future for discussion at the December board meeting.

Highlight of 2006:

Renovated the formerly "Pink" bathroom on the second floor into a fully functional, usable bathroom with an oversized shower.

Major Goals for 2007:

Prioritize the major structural repairs and cosmetic repairs of the house to ensure its continued longevity and appropriately plan financially for these repairs. Preliminary comments from Rich Martin indicate that shoring up the foundation, proper grading of the soil around the house, and

otherwise mitigating the entry of water into the basement may likely be our highest priority. Proper re-siding and painting of the house may be a secondary priority this year because of financial constraints.

MEMBER SUGGESTED IMPROVEMENTS

Our club annually budgets money for house improvement projects. With some assistance from club members, we can more aggressively tackle additional improvement projects. SLSC members can contact the house lieutenant with any project or improvement ideas for the house and are encouraged to consider being the point person for suggested projects. The house Flag Lieutenant is by no means the exclusive idea or project manager for the house. The process is relatively simple: Advise the House Lieutenant of the proposed project. If it needs board approval, the House Lieutenant will address the Board of Directors. If the labor involved in any project is to be done by a club member, check with the House Lieutenant prior to commencing the project so that sufficient funds can be allocated for materials. If the project will involve a contractor, and you are familiar with the work, you are welcome to manage the oversight of the project after board approval and merely keep me informed.

CLUBHOUSE AND GROUNDS CARETAKER

Our club is extremely fortunate to have Kathy Morris-Johnston keeping an eye on things around the house, in addition to the work she does around the club's grounds. She has a keen eye for things that are out of the ordinary and always has the club's best interest in mind. I rely on her observations, judgment and recommendations. She is an integral part of the success of our house and property maintenance.

BOTTOM LINE

The house is relatively sound and presently functions very well for the club's purposes. The exterior of the house has been neglected for many years. For, example, the most recent recollection of it being painted is in the early 1990s. Because of this and other maintenance-type repairs that have been neglected over the years, it is extremely important that we catch up, and repair the important structural components of the house and then regularly maintain them so the house doesn't fall again into costly disrepair. The replacement of the roof 3 years ago was a great start and has prevented further water damage. This is a 100-year old structure that needs a lot of TLC or it will not be around in 25 years for the club's 75th anniversary. It is incumbent upon the

current membership to continue to restore, upgrade and improve the house for the continued benefit of all SLSC's members, present and future.

Respectfully submitted,
Glenn Miner