



# Edgewater Beach Resort

March 3, 2017

Dear Edgewater Beach Resort Owners,

We want to bring you up-to-date on the pool project, the first of a number of projects covered by the Special Assessment. We acknowledge that the project has taken much longer than originally anticipated for a variety of reasons especially the design and permitting issues surrounding the addition of a bathroom to the pool building as well as the weather. We are pleased to report that we are well on the way to it being finished thanks in large measure to the efforts of our new General Manager, Clayton Walsh, since his arrival in January. He has prepared the following detailed status and summary report for us to share with all of you.

The project got started in late October. At that time and into November, the pool contractor did the demolition work, reshaped the entry to both pools, and poured the decking for the outdoor pool.

December was essentially a lost month in terms of project progress. No scheduling of work took place in that month.

January was primarily spent ensuring that all permits were obtained and all contractors were scheduled for their respective jobs. By January 12<sup>th</sup>, 5 different contractors were contracted and scheduled to begin work as soon as possible.

The first piece of the puzzle was plumbing the bathroom, a unisex, ADA compliant bathroom which will double as a changing room. This work began on January 16<sup>th</sup>, was completed 7 days later, and the inspection was passed on January 25<sup>th</sup>. There was an issue, however, with the original plans for the bathroom plumbing design. We were told by the Town that the rules had recently changed and we had to install a new septic system and leeching field to handle the waste. We could not use the hook up designed and installed for this purpose barely a year ago when rebuilding another septic system near the South Building. Eventually, the East Building (next to the pools) will be tapped into this new system, too (approximately 18+ months down the road).

The new system and field were slated to be installed in the courtyard, uphill from the pool room and bathroom. Clayton identified this as a problem and requested a relocation of the septic system and leeching field to run parallel to the pool where it is down grade from the bathroom. The change requires far less excavation of our beautiful lawn. However, this required our engineer to modify the plans and resubmit them to the Town for approval, which can (and did) take 30 days. The approved plans were received by our septic construction company on February 28<sup>th</sup>, thus allowing them to order the equipment and allowing Clayton to schedule them for construction. On March 1<sup>st</sup>, the construction company was scheduled to start work on March 13<sup>th</sup>, with an estimated 2 week total construction time.

While the plans were awaiting approval, unfortunately some rough weather got in the way. As you may be aware, the pool building is not quite air tight, to say the least. There are many places where the ceiling leaks. This proved to be a major problem when it came to pouring the concrete for the indoor pool decking. The room needed to remain dry and warm for at least 3 days before and after the pour. The first 17 days of the month of February were cold and snowy, leaving us at the mercy of Mother Nature. During this time all rebar was laid for the indoor pool decking and bathroom, and the framework was built for the pump room, but we could not proceed further until the weather dried up.

We had beautifully mild weather during February school vacation week which allowed the pool contractor to pour the concrete on February 22<sup>nd</sup>. In fear of future damage to the new decking, the pool contractor applied flashing tape along all window seams on the roof of the pool building. This extremely strong adhesive is a commonly used roofing agent which will prevent any future leaks in the building, and will preserve the beautiful stamped pattern on the pool decking by preventing constant drips from damaging the floor. Over 400ft. of flashing tape was applied to the roof between February 27<sup>th</sup> and March 2<sup>nd</sup>.

On March 6<sup>th</sup>, the bathroom building and the connecting pump room building construction will begin. The total project time for this job is 3-4 weeks. While this construction is taking place, the pool contractor will be resealing the lining of the pool and capping all return lines. They will also be ordering all new heaters and pumps and filters and getting them ready for install.

On March 13<sup>th</sup>, the installation of the dehumidification system is to begin. This system will take care of the condensation build up on the glass walls and keep the interior temperature at a consistent, more comfortable level.

During the week of March 13<sup>th</sup>, there will be overlap of 4 different contractors, for the following jobs:- septic system install (2 weeks), dehumidification system (10 days), pool building (2-3 weeks remaining), and pool tile and lining install (1 week). The following week the electrician will be on site wiring all the new equipment, phone lines, and lighting.

This puts our anticipated completion date to be March 31<sup>st</sup>.

Things are now back on track. We look forward to all of us enjoying this new and improved amenity for years to come!

Thank you for your patience as we continue to move forward. Thank you, too, to Clayton for jumping right into this project and being a major contributor to getting it back on track while taking on all the other duties of General Manager at the same time. Look for his posts and pictures online on our website and on our Facebook page and through future emails like this one for further updates and other information.

Edgewater Board of Trustees