

Projects, Upgrades, & Maintenance Schedule

Secret Harbor 2023 – 2025 and beyond

SH Board of Trustees Procedures Manual

- Developed to document and record operational requirements due to no record being passed on from the previous “board”.
 - Creates a record of required maintenance, their last service dates, and their intervals.
 - Also logs locations of utilities, appliances, access locations and frequency as well as account #'s, contacts, “what to do if ...” and other items.
 - Almost everything in this presentation comes from the Trustees Procedures Manual.
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Major septic project



Existing 1973 septic systems identified as end of life and in need of replacement



Last system replacement plan, approximately 5 years ago, incorporated remainder of systems.



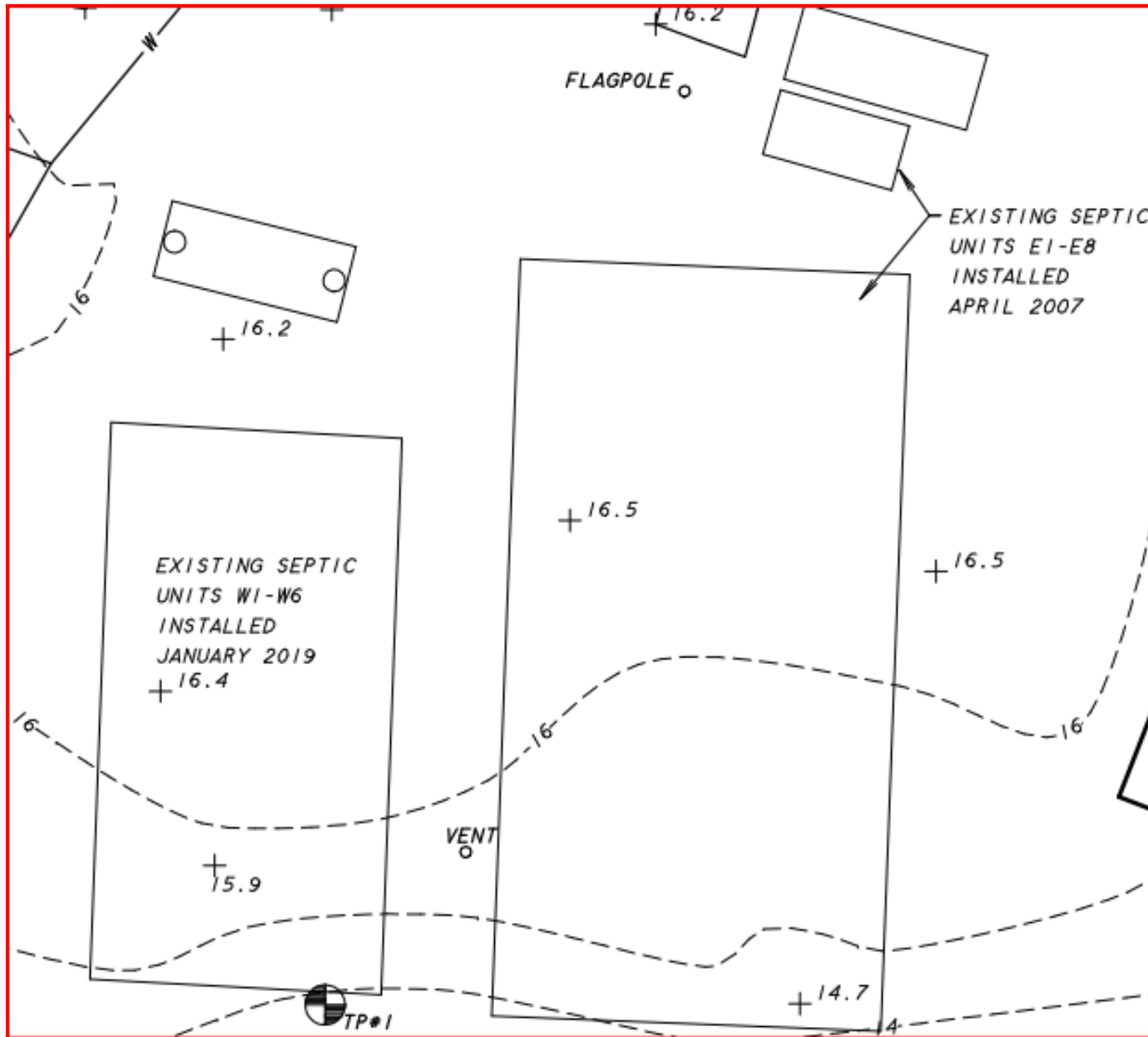
Cost to replace systems on emergency, failure basis roughly double the cost



Inconvenience to owners, without plumbing for several days while system is replaced.

Major septic project

- Requested proposals from 6 vendors
 - 2 eventually decided not to bid
 - 2 overpriced, substandard proposals
 - 2 remaining interviewed by board
 - One clearly stood out, APEX Excavation
 - \$492k contract signed to secure 9/4 start
 - Project to be completed before Thanksgiving
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22 Units

- * East 9 thru 16
- * West 7 thru 18
- * Center 1 & 2

Project timeline, parking plan and other project details posted on website by July 30

Will include ...

- *Complete parking lot refurbish, removal of existing “cape hardener”; proper gravel sub-base with all new asphalt & striping / parking lot reconfiguration to maximize parking without compromising space size
 - *Conduit for EV charging stations (future project)
 - *Grading to provide proper drainage on both sides
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2nd floor deck replacements

2023 units – 1st half of July start

W -4

W-12

W-18

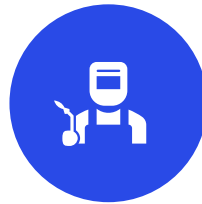
- West, rear units (except center 2) seems to have more deterioration
- Support, fascia will be inspected and replaced as necessary
- Wet rot, punky wood seen in 3 units to date.
- 6 East worst unit to date

Unit #	Name	Replacement date	Replacement Date	Scheduled Review	
East					
2	Robbins		2024	June 3 2023	
4	Tosti		2026	June 3 2023	
6	Quirk	Completed Sept 29, 2022	2022	Done	
8	Smith		2026	June 3 2023	
10	Kuleisus		2026	June 3 2023	
12	Romano		2026	June 3 2023	
14	Dunleavy		2024 / 2025	2023	
16	McNemar		2024 / 2025	2023	
West					
2	Galgay		2024	June 3 2023	
4	Ward	Scheduled for July 2023	2023	June 3 2023	Next
6	Chase		2025	June 3 2023	
8	Brennan		2025	June 3 2023	
10	Goodwin		2024	June 3 2023	
12	Gertsberg	Scheduled for July 2023	2023	June 3 2023	Next
14	Bianco	Completed Sept 20, 2022	2022	Done	
16	Krupski	Completed Oct 6, 2022	2022	Done	
18	Moynihan	Scheduled for July 2023	2023		Next
Center 2					
	Binczyk		2025	June 3 2023	
			Dates subject to change		

Entry, 1st floor deck, all deck walls and ceiling painting schedule



Entry schedule based on existing condition, (don't crayon the walls)



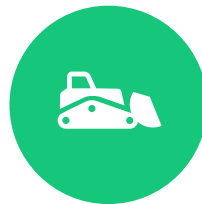
Priority to deck replacements for the obvious structural impact.



Time to reexamine our position after septic & retaining wall projects



5 year refresh schedule going forward



All units to include first floor deck painting, walls and the ceiling.



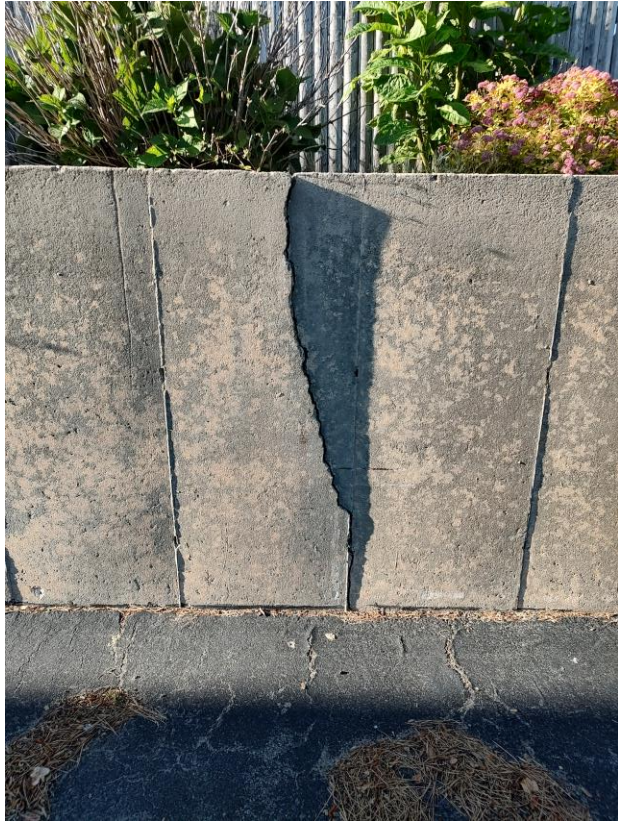
Building owners choose paint color, décor, includes old mailbox removal

East side retaining wall failure

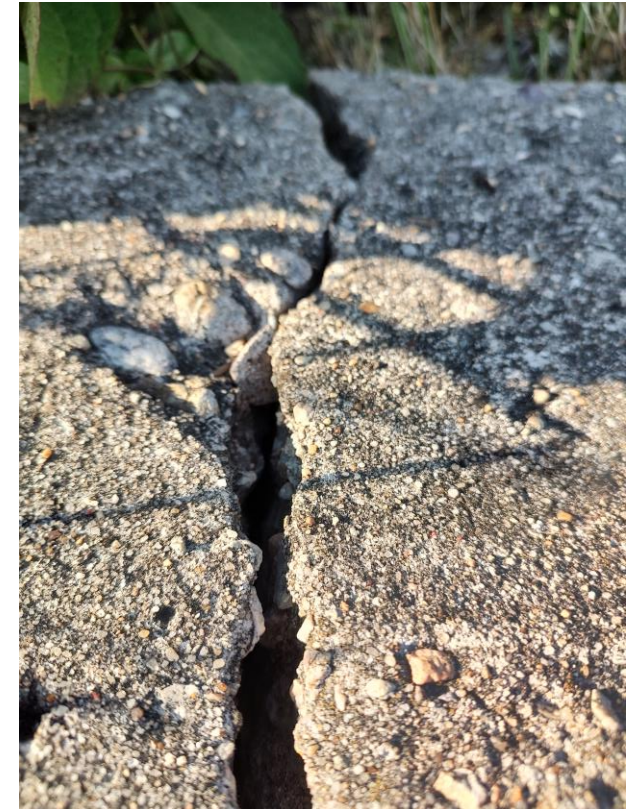
- Cracked and pitched forward roughly 4 degrees.
 - Failure at 6 degrees.
 - Not repairable, no rebar to support, no weep holes to allow for drainage. Needs to be removed replaced with adequate shoring of the earth behind it.
 - Project will drive fiberglass pilings, removal and disposal of existing wall and capped
 - Done just 2nd week of septic project
 - Eyesore for a couple months
 - Fence company to finish after septic project is complete
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At a distance



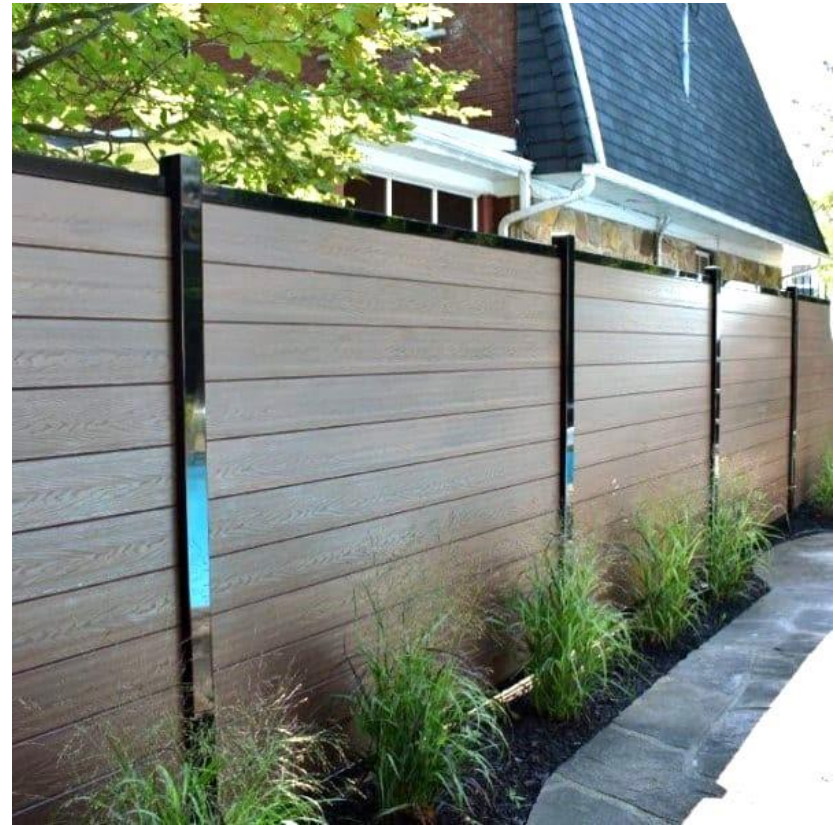
From Top



Fiberglass Pilings



Finish Concept



2023 Annual Safety Inspection

Emergency Lights – All Buildings to be Upgraded

Signage –
Photoluminescent

- All heat detectors inspected and replaced where necessary.
 - All fire alarm control panels inspected, tested and back up batteries replaced.
 - Fire extinguishers tested, inspected, and brought up to date.
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Observed by board members

- > Creates safety hazard**
 - > Prevents access to fire extinguisher**
 - > Eyesore for neighbors**
 - > Not OK even temporarily**
 - > Be respectful of your neighbors**
 - > Avoid fines – don't put board in an awkward position**
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Emotional Support Animals (ESA's)

- Currently only 2 owners have paperwork on file and are approved for ESA's, E-2 and E-9
 - Other units with ESA's must provide copies of previous approval to the board via email to board@thenew112.com
 - New governance document
 - Required to show proof of annual vaccination
 - ESA's must not use common areas to relieve themselves
 - Owners must keep ESA's leashed, under their control
 - ESA paperwork (R/A) on website
-

We love pets too, but ...

**They are still not allowed on the property.
The trustees don't want to revert back to 2020.
Please don't take advantage and put us in the
awkward position to confront you and/or yours.
Fines will be issued.**



Misc

- Entry door locks to be changed and 2 keys per unit
 - Pool heater repair vs replacement
 - Break down recycling boxes
 - 2024 visitor parking permits
 - Snacks at the pool – remove waste, including napkins & wipes
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Pool Monitor Options

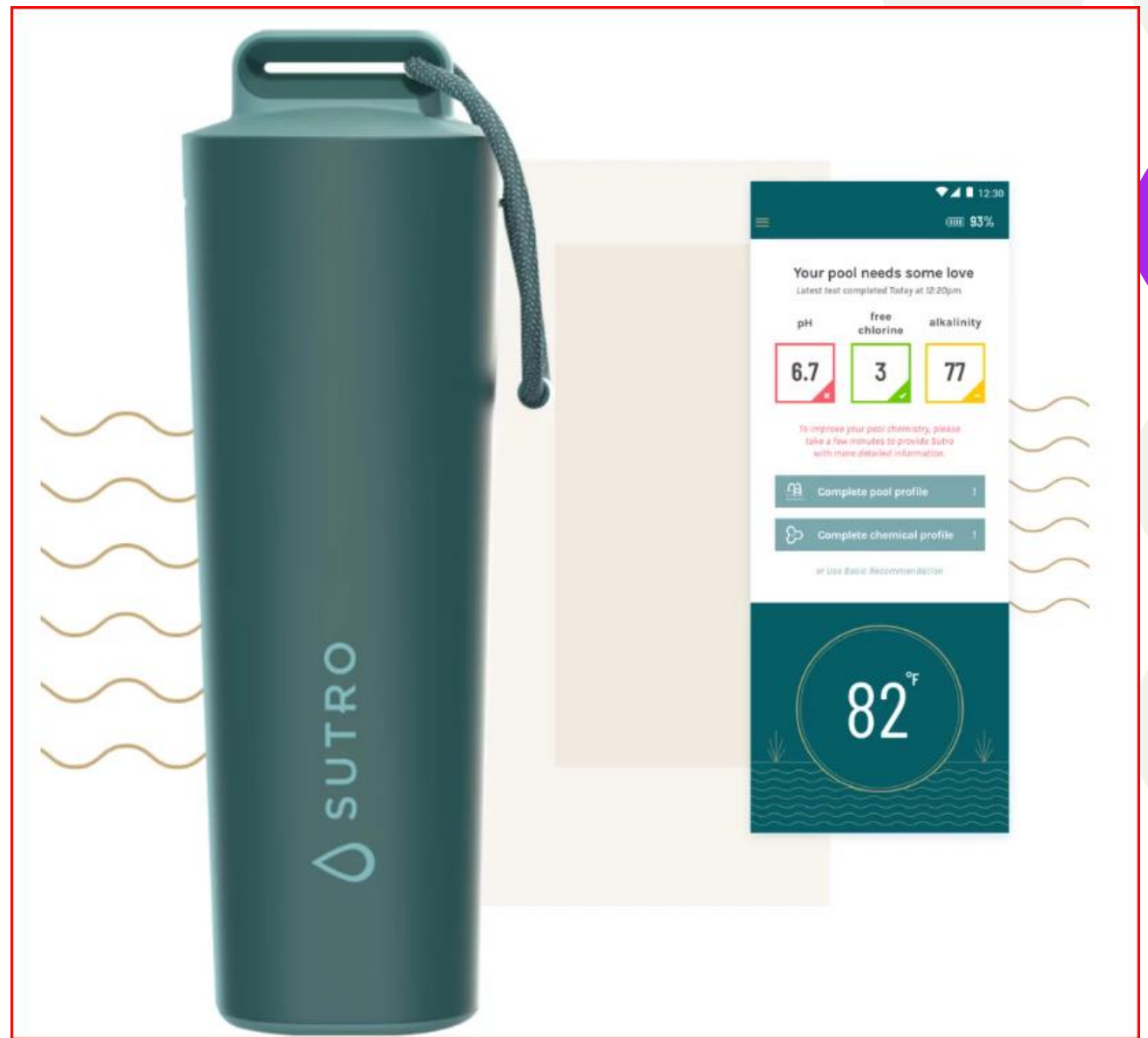


The image shows a screenshot of the Sutro website homepage. At the top, there is a search icon, the Sutro logo (a water drop above the word 'SUTRO'), and a user profile icon. Below the logo is a navigation menu with links for 'Home', 'Shop Now', 'How It Works', 'Reviews', 'Blog', 'FAQ', and 'App Log-In'. The main content area features a large teal background with the text 'SUTRO VS. WATERGURU' in white, bold, sans-serif font. On the left side, there is a vertical image of a teal Sutro pool monitor. On the right side, there is an image of a white Waterguru pool monitor connected to a white base unit, with a smartphone displaying the Waterguru app interface in front of it.

- We looked at numerous options for pool monitoring and the two that stood out as frontrunners were Waterguru and Sutro.
- Sutro had all the features we needed, primarily three readings per day to satisfy health code.
- Also creates historical record of reading
- Monthly subscription of \$39 far less than the \$200 per month we were paying for the fabricated readings.

Sutro Pool Monitor

- Create historical record of pool readings for Health Dep't.
- Notify board / pool company when, and which, chemicals need to be added
- Eliminate the need for manual pool readings (inconsistent and inaccurate)
- Tethered to ladder closest to skimmer or can free float.
- 24/7 monitoring alerts board when there is an issue with the pool



2024 Pool Goal

www.ecosmarte.com

Chemical Free with EcoSmarte

You will eliminate:

1. Toxic chemicals
2. Health hazards
3. Offensive chemical odors
4. Damage to our environment
5. Damage to pool equipment
6. Green Hair
7. Shocking
8. Cyanuric Acid
9. Acid
10. Bleaching

Currently with Dennis Health Department.

Initial response was positive but not approved yet.





Please remember to use

board@thenew112.com

suggestions@thenew112.com

Thank you
