

TOC Renovation Activities at the Clubhouse Pool and Marina June 21, 2023

Dear all,

I should like to update you on the renovations taking place at the Clubhouse, Pool and Marina. These are designed to address the gradual deterioration of our facilities over time and also make timely repairs to the infrastructure to prolong its useful life as long as possible and space out the need for replacement so that we can use our cash flow to fund capital costs and minimize increases in dues. This is a difficult balancing act but one that the Board feels we can accomplish, but time will tell.

The contract has been signed to renovate the exterior of the Clubhouse including the siding, many windows which have rotted, and the railings on the terrace and around the Pool. The work will commence after Labor Day and will take about 3 months. Because of potential difficulties with the supply chain we will be purchasing siding during the next few weeks and stockpiling it on the Marina car park. The contract is posted on the TOCCA website and the Board has a contingency reserve fund of \$15K to cope with unforeseen problems once we have removed the current siding.

The safety infrastructure in the Clubhouse has been evaluated by the Talbot County Fire Marshall and we have followed his recommendations. A replacement fire monitoring system will be installed by Safe House, the original supplier when the Clubhouse was built, and this will include continuous monitoring and automatic alerts to the emergency services. All the smoke/ heat detectors will be replaced and emergency lighting added to both bathrooms as well as acoustic and visual alarms should there be a fire. The exit signs will be replaced and include emergency lighting. This work should be completed in the next 4 weeks. All the fire extinguishers have been replaced in the Clubhouse and on the docks.

The Marina decking has been power washed by the Marina Committee and Ronnie Reiss, our marine contractor, has replaced many rotten boards and also replaced some of the floats on the docks. We allocate \$10K per year to this activity and so far it has worked and the docks remain in reasonable shape. The wave attenuator is beyond repair but hopefully it will hold for the time being. Lane Engineering is performing the design work for a replacement option which we can submit to the Army Corps of Engineers and other agencies to obtain permits. We are looking into funding options which most likely would be through loans secured against the Marina income which currently generates about \$50K of free cash flow each year. This should increase as we rent more slips, currently 28 with a maximum of 39. This will probably be met in the next 2 years particularly if we can dredge out silt to allow more sail boats with deeper drafts. We may be able to tag on to the dredge of Knapp's Narrows but this will be at least 2-3 years off. I should emphasize that this is a design exercise at the moment and NO decision has been made.

If you have any questions or comments please let me know. Again I should like to emphasize that all of these activities are done on behalf of you, the members, and the Board is very aware of its fiduciary responsibility to spend funds wisely and economically. We welcome input at anytime for the benefit of our community.

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