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CC: "Farkas, Andrew L." <[REDACTED]>
Subject: AYH
Date: Wed, 15 Jul 2015 15:10:47 +0000

Jeffrey –

Andrew asked me to pull together a written plan for the asset which we are doing. Much has been discussed with Rich and the primary driver has been to get an extension from BPPR. Once we have the terms on which we can get an extension, we will have far more clarity on where to invest the capital we are holding on to – to preserve the integrity of the asset. I have placed focus on life safety only (railings etc.) until the bank makes a decision – and they haven't yet done so. I am not there as frequently as you and will place more focus on aesthetics (and have made this clear) – its quality of life and I apologize for not be more sensitive to that.

I am going to make a trip to get in front of the bank to try to speed things along and I hope to get a written document to you, Rich etc. as soon as I can. If you would like to discuss with over the phone or in person, I am happy to jump on a call at your convenience or come down to AYH and walk the property with you etc. Just let me know.

For now – we have actioned asap:

1. pressure washing and painting the garage, costing a fix for the ceiling tiles, and looking at adding some lighting.
2. Replace the American flag that is torn
3. P Dock – is waiting on Hoffman to start Oct 1 – as discussed with Rich, the degree of success of refurbishing this dock will be looked as a model for the other docks. It is not a total fix (as will be outlined) but once completed we can see how it goes and implement it into the BIG grant proposal (see below) to improve the integrity of the balance of the docks.
4. B and C Dock –pending BIG Grant funding and engineering report. We will do what we can to repair loose boards, clean up ,etc. The BIG grant is a federal boating infrastructure grant program which matches our equity put into infrastructure. We have made some applications for AYH and while it takes time – given the needs of the asset could be very valuable to us. Will be more detailed in the memo we are preparing.
5. B Dock – will remove and replace the rotten timber on the freeboard of those docks
6. B Building STC photos -
 - hand railings and pressure washing and painting.
 - Paint siding and doors
 - B and C building Decking –missing pavers, discoloration, etc. Perhaps we pursue a plan to apply a uniform spraydeck type finish throughout?
7. Stairs – scoping out cost to replace

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