

Bay House Deck Project

The Board has researched the options of repair or replacement of the decks throughout Bay House and concluded that the most cost effective solution is replacement. Five contractors submitted bids for the project and the Board selected Pfitzner Enterprises Inc. Pfitzner is the company that completed our bulkhead replacement.

The project includes removal of all existing decks, foundation and drainage repair, vinyl retaining wall to insure long term foundation stability, lattice railings, new stairs and concrete pads between the bottom of the stairway and the bulkhead cap. All decks must be removed to access the foundations for repair and remediation of drainage/erosion issues.

The following are the responsibility of the HOA to repair and/or replace: foundation and drainage repair and mitigation, deck skirting, lattice repair and/or replacement, new stairs and concrete pads to the bulkhead. The cost of this is \$2500 for all condos. This cost is included in the assessment for all Bay House storm damage repair sent on April 2, 2021.

Each **owner with a deck** will be assessed for the cost of the removal and disposal of the existing deck, the construction of the actual deck (pilings, all joists, headers, deck flooring, etc.) and the wind certification for the deck. Owners will have an option of using Trex and hidden fastener system. Costs related to these items are:

- Removal and disposal of deck \$850/deck
- Windstorm certification \$500
- Deck – pilings, joists, headers with deck planking (wood) \$35/sq ft
- Deck – pilings, joists, headers with Trex planking
 - (Screws through top of Trex) \$42.38/sq ft
- Deck – pilings, joists, headers with Trex planking
 - (Hidden fasteners) \$43.38/sq ft
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The design to the decks will be like our current design with the following changes:

All stairs will be a single stairway shared by two units with each having their own access gate. There will be no gaps between decks. All decks will have a uniform width and length except for end units which will have the option to extend the deck up to ten feet from the side wall. There will be additional limitations on the size of some end unit decks to ensure community access to the bulkhead and fish cleaning stations. Those will be discussed with each individual owner during the final invoice stage.

As with the dock/pier project each owner will complete an order /invoice to confirm their preference and will be assessed based on that request. We anticipate all assessments for individual decks will be due on September 1, 2021 with limited payment options available which will match the bulkhead project.