

Island Manager Report October 10, 2020

Administration

Thank you to crew Joe Taylor, Joe LaPoint, Dan Morgan and Charlie Folk for delivering the ferry to/from the shipyard.

Thank you in particular to Joe Taylor who stayed at the shipyard part of the time and drove up as needed on many days. Joe coordinated work with the shipyard, USCG and me going over multiple items to repair/replace on the ferry, he also took many photos along the way.

Thank you to Carolyn for working with American Disposal.

Thank you to the Nature Park clean-up volunteers.

Garbage Pickup – American Disposal confirmed they will pick-up garbage on Wednesday, Oct 14 . Regular service will resume Monday, Oct 19.

****On return of the ferry American Disposal will allow 1 extra can for each missed pickup date.**

Shipyard

Some photos are below in this report, we will put together more for the website.

This shipyard was longer and will be more costly due to:

- Gauging of steel on hull, voids and car deck
- Major replacement/repairs to hull and car deck steel required by USCG
- Windows, spot prep, prime, and paint – windows will be replaced dockside later in October
- Spot prep, prime, paint Engine room deck up to 2 vertical feet on hull side areas
- Replace shafts and seals
- Replace/Repair leaks in exhaust manifolds
- Rudder mount leak repair
- Drain, clean and inspect tanks
- Sandblast, prime, paint keel to waterline
- Non-skid paint to car deck
- Passenger/Pilothouse deck prep, prime, paint
- Cost of dry dock and hours involved for steel and painting work

Much of the required maintenance over the years was deferred rather than building budgets and reserves to manage maintenance and depreciating assets. The amount of deferred maintenance is costing much more due to current economic realities along with regulatory requirements, labor costs, material costs and so on. In addition, deferring maintenance places a burden on current members rather than spreading the costs over each shipyard period to members at the time using the asset.

There will be replacement of the electrical connection boxes in the next couple of months, these too have never been updated or maintained since they were installed, approx. 1989. This must be done to avoid service interruptions. The insides are rusty and corroded, this will happen on both ramps.

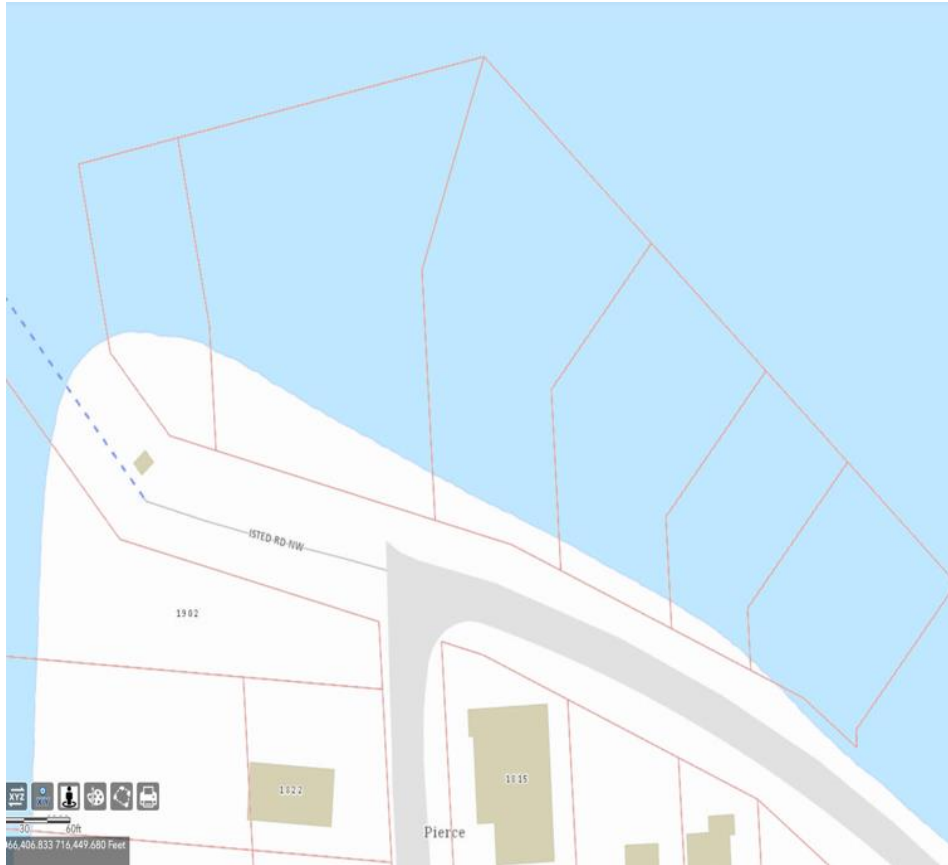
Mainland Ferry Terminal / Private Property

Be aware there is a new owner at 1815 N Herron, this is the house at the corner of N Herron and Isted roads.

I had a very unpleasant encounter with this man and his unleashed pit bull. He was extremely angry as people were parking on his lot.

His lot is located right next to the shed on the beach side, map photo below. There are survey markers on it. The next lot over is Pierce County Park and then more private property of homeowners on N Herron Rd.

Please ensure no parking on or use of this property.



Parking Lot Lanes

A review of lanes in the parking lot is underway, once input is compiled HMC will make some changes and add to the website along with a broadcast email.

Reserve Studies

The 2020 HMC and Water Reserve Studies are posted on the website under Documents/Archived Documents.

Legal Liaison: There are 20 delinquencies; 10 with all with our attorney for action, 10 in process; 8 of these are under \$200.

Departments/Committees

Maintenance: Gary Wanzong – To report

Parks: Dale Miller – No report – Thank you to those that worked at Nature Park

Policies: Mike Gage – No report

Roads: Dan Marten – To report

Emergency Preparedness: Ken Higgins - No report

Water: Frank Harrison - No report

Small Boat Docks: Sherri Anderson – To report

Rules: Mike Fassio - No hearings scheduled



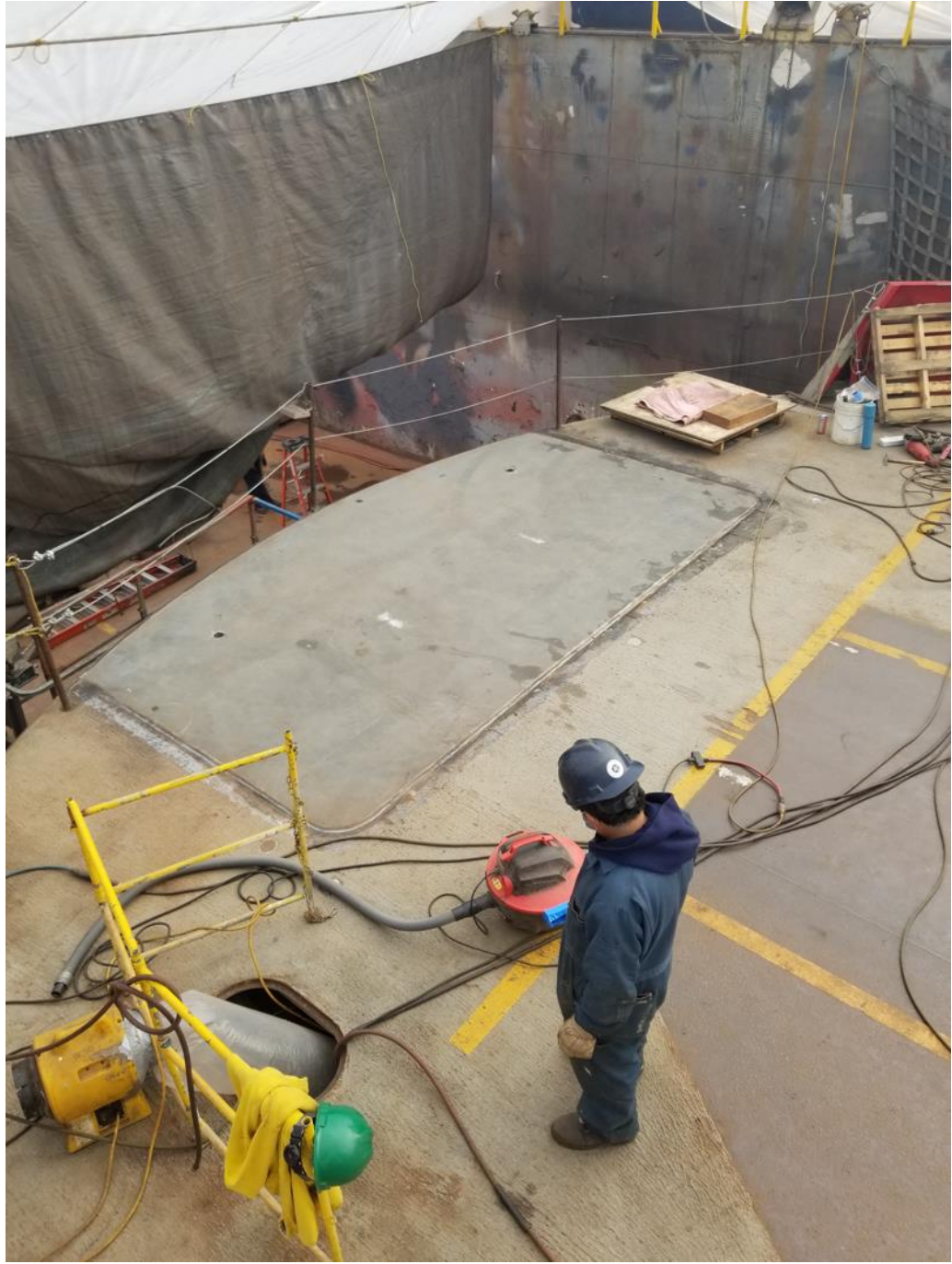




Figure 1: Corroded hydraulic steering cutoff valve, improper wiring configuration, and rusted bottom plate.



Figure 2: Corroded steering gear ram foundation and rusted bottom plated.

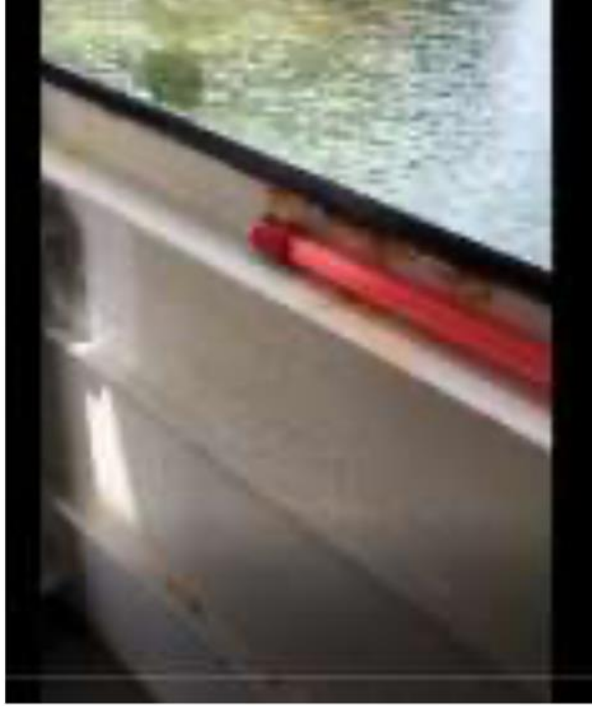


Figure 20: Insufficient sealing causing stbd side shell to rust from improper window sealing.



Figure 19: Stanchion system showing substantial corrosion, rust, and paint chipping.