

# 2016

## Project Completion List

### **Lee Island, Big House**

The major projects scheduled for the Big House this year were temporarily postponed to concentrate on other areas of concern...namely the outhouse! Shingles had blown off the outhouse roof during the winter or spring months revealing obvious roof damage that has been occurring for years. Sections of the bad roof were removed and replaced with fresh sheathing material. Drip edge was cut to length, new flashing was bought for the vent pipe and shingles left over from the little house roofing job were installed. This roof should not present a problem in the foreseeable future. Best of all, the total cost of the job was less than \$20 CA.

Ryan was able to use some left over electrical conduit to run the electric underground from the main cottage to the outhouse. We also removed the outside light on the porch to a more convenient location that keeps the bugs away from the kitchen door at night. An outlet was also mounted under the front of the cottage for outside electrical needs. This job was completed using materials on hand with no cost to the Island,

Although excessive and unnecessary, a new Anderson® window was framed in the outhouse for a beautiful view of the lake and much needed ventilation! I hope the neighbors don't think we are showing-off. \$0

Also, a bed frame, box spring and mattress were replaced in the front bedroom in the Big House with a very nice unit Randy no longer needed. It is the same size but much newer. \$0

### **Lee Island, Little House**

Nothing major done on the Little House this year other than a light cleaning. A decision needs to be made on the kitchen arrangement so work can be started in the spring. New appliances will be required for this cottage.

Cyndi sealed the new steps with Thompsons® Water Seal. \$0

### **Lee Island, Storage Building**

A fair amount of our project time involved deep cleaning the storage building and disposing of broken, outdated and un-necessary items. Garbage cans for trash and recycling were positioned near the door. Upper and lower cabinets were installed on the South wall of the building along with a countertop. The refrigerator was relocated to better utilize the space.

The old storm door was replaced with the entry door from Randy's previous cottage. This improvement should be much more secure and weather tight than the old arrangement. A new dead bolt was installed in the door and I had multiple keys made for the locking mechanism. Total project cost was less than \$20 CA.

### **Lee Island, Rock Dock**

The Rock Dock was deconstructed of all wood including beams and the majority of the cribs. The wood was organized and stacked near the path to the little house (Thanks Larry!). The configuration of this structure needs to be decided for future use. It would be easy to put a deck over the existing rocks but other possibilities exist. Don's old flag pole was erected in the rubble. Project cost \$0.

## **Birch Lee Island**

Workers arrived on Tuesday, July 19<sup>th</sup>, to replace the roof on the main cottage on Birch Lee. Although “Jeff” stated the job would be done that day, when we returned from town later that afternoon, he, and his crew, apparently decided to call it an early evening. It is unclear how they voyaged off the island since they left the barge sitting at the dock loaded with the roofing debris and all of our boats were accounted for (It would be wise to double check the invoice for the exact number of hours we were charged for the barge rental!). The crew arrived back the following morning to complete the job. The finished roof looked good from what I could see from the ground but the flashing job around the chimney is unsightly. Hopefully it won’t leak.

A new refrigerator was purchased, picked up and transported to the island. Ryan, Alex and I were able to move the unit up the path and into the cottage with minimal effort although it was an extremely tight squeeze and the cottage door had to be removed from its hinges to allow entry. The old refrigerator was a little more troublesome to manipulate but finally found its way onto the barge to be scrapped. A big thank you to Randy for letting us borrow his pick-up truck and dolly for this move. Total cost approximately \$825 CA.

No other major projects were planned for Birch Lee; however, a cursory examination of the guest house revealed severe deterioration of multiple interior studs rendering the walls structurally unsupported in several areas. The rotted wood was cut out and replaced with treated lumber. A new foundation was poured using seven bags of concrete (thank you for mixing Ryan and Jeff B). The result warranted the installation of a new floor. Joists, joist hangers, nails and four sheets of ¾ inch tongue and groove sub flooring was purchased, delivered and installed. The ensuing structure, along with the reinforced walls and foundation, should perform satisfactorily for another generation. The total project cost came in well under \$500 CA dollars.

While in between jobs on BL I decided to level the boathouse which was noticeably sagging along the rear South wall. Several of the rocks supporting the main beam had fallen over but this was easily rectified with my floor jack (a floor jack should be purchased for the islands in the future). Additional work will be required to make a more permanent foundation. The cantilevered portion of the dock was also leveled using an aluminum pole assembly from the old dock. Cyndi sealed the dock with Thompsons® Water Seal when the work was done. \$0

It was reported that the Thompson crew put a fresh coat of paint on the boathouse. If it looks half as good as the paint job they lay on the storage building last year then that old boathouse will be looking pretty spiffy. I’ll try to replace and paint the trim next year.

In a continuing effort to rid the islands of debris, many piles of brush and old wood and lumber were burned or disposed of. All uncut firewood and kindling found inside the house was removed. This type of wood should not be stored in the cottage. Dimensional lumber designated for burning can be safely stored indoors in the appropriate places. Plastic bins are ideal containers if wood is to be stored outdoors or under the house. Much, much more needs to be done here.

The main cottage, guest house and boat house were all sprayed, inside and out, with a double dose of Spectacide® ant killer. I don’t honestly know if this is helping matters but it is better than nothing. The Big House and outhouse were also sprayed. Total cost \$20 US.

## Miscellaneous

The islands looked pretty good this year and the weather was the best I can remember it being in the last two decades. There is still a lot that needs to be addressed but progress is definitely being made. A big THANK YOU to this year's June work crew: Jeff, Cyndi, Ryan, Alex, Lin, Jack, Larry and Laura Lee and all others who put forth an effort on their regularly scheduled vacation time to maintain and/or improve the property!

Barb approved the purchase of a new chainsaw which is located in the storage shed along with extra chains. Please familiarize yourself with the operation and safety manual if you intend to use this dangerous piece of equipment. New Dewalt® carbide tip saw blades were also purchased and installed on the table saw, miter saw and circular saw located in the storage building. The old blades couldn't cut butter; the new blades will cut your fingers off (!) so use extreme caution if you intend to use this equipment as well. Total cost of gear \$250.

The OPP were on the lake several times this year. A review of the Canadian safe boating rules verified that EVERY boat must be equipped with an array of items including a life jacket for each occupant on board. Four "orange" boat kits containing the necessary accessories were purchased and put in the two canoes and both aluminum row boats. Life jackets were also positioned under the seats of these boats. I have many more life jackets that can be provided if needed. I assume the kayaks are also required to have the orange boat kits but none were purchased for them. Total cost \$85 CA.

A new ceiling fan was delivered to Lee Island but no area was immediately identified for the unit. Both front bedrooms in the Big House could benefit from this device. Barb also sent up a very nice wicker rocker. It is located in the Big House at this time but I believe the Little House porch would be a more appropriate place to reside.

If you haven't seen it already, Ryan shot some incredible Drone video of the islands and other areas of the lake in June. He added to the footage in July. I am currently prodding him to combine all the video into one "feature film". It'll be a good one. Stay tuned.

Questions, suggestions or concerns? Feel free to contact me.

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Jeff

Photos attached.



This is what the outhouse looked like upon our arrival in June. A lot of rot!





The new roof and fancy window in the BH outhouse. All we need now is a magazine rack! Note: the electric wire in this picture is now buried in underground conduit and is no longer visible.



What's left of the Rock dock.





Larry and Lin added the “Oars” to the doors.



This photo shows the installed cabinets, countertop and entry door. A much needed improvement. Relocated refrigerator really opens up the space.



New door showing creative “ice tong” art piece.





Cyndi modeling? Door trim is old siding from the original “ice” house.



Ryan snorkeling (really just an excuse to put my new boat in a picture!).

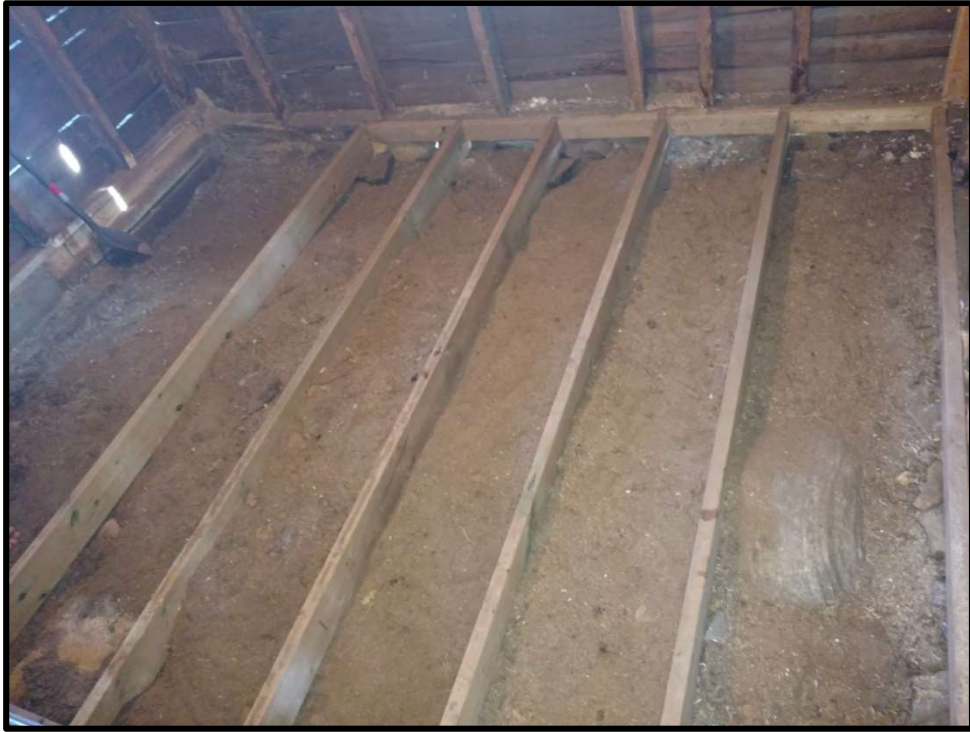


Rotted corner of guest house. This picture was taken after cutting out the affected wood and support beam.



The reconditioned corner prior to adding a support beam and the cement foundation.





This picture shows the treated floor joists being installed.



This picture shows the new floor in the guest house. More work to be done here next year.