

2017 State of Facilities

Bayshore is now over 40 years old and was looking its age at the beginning of 2016. Due to mismanagement over a long period of time, maintenance that should have been kept up with over the years, was not. Maintenance fees that remained the same year after year caught up with us. Long overdue projects such as exterior painting, balcony repairs, plaza deck sealing and window replacement are prime examples. When this kind of neglect occurs, small problems become more severe and thus more costly to repair. Reserve dollars that were meant to cover scheduled maintenance suddenly aren't enough. The exterior painting project would most likely have been covered by our reserves if it had been undertaken 3 to 4 years ago when it was due.

In 2016, Bayshore suffered from major water intrusion. It came through our B level windows, our Party Room windows, into the Bayshore office, our generator room, our elevator electrical panel room, our Party Room Kitchen, owners apartments, elevator shafts and our parking garage. This was happening well before Hurricane Mathew hit Bayshore last October causing thousands of additional dollars in damage. Water is the enemy of concrete and metal and Bayshores structures were being attacked. On top of this, mold became a major problem in B level and the Bayshore office. This water intrusion had to be dealt with and it was to a large extent in 2016 (see the 2016 Accomplishments on the Owners page of our web site). Unfortunately we're not out of the woods yet. The Plaza deck and windows are still a major concern.

The Plaza Deck suffers from numerous cracks and drainage issues. It is in dire need of being repaired and waterproofed. Our Engineer, Joe Hiller, discussed the issues with the Plaza Deck at a recent meeting with owners. He stated that deterioration of concrete escalates and in the case of our plaza deck, the deterioration could be up to 15% to 25% worse each year we wait (see the meeting notes on the Owners page of our web site).

If the Plaza Deck had been top coated every five years, the deck would be in much better condition than we find it in today. Funding was available in the Reserves to pay for a top coat every five years but this work was not done when it was needed three years ago. When you miss the five year window, you risk having the entire urethane waterproofing system fail (it has) which necessitates complete urethane removal and re-application. This more than doubles the cost. Putting off correcting the water intrusion in the Plaza Deck will most likely cause additional concrete damage and raise the cost of repairing. When you own a home and your roof starts to leak, do you leave pots and pans laying around to catch the rain water or do you fix the roof. The Plaza deck is the roof to our garage and B level. It houses very expensive equipment, our original office and our personal automobiles.

Another problem area is with our original B level windows and Apartment windows. They are allowing water into our buildings and concrete structure. Many owners have already replaced their windows and doors but many others have not. In 2016, several repairs were made to the B level windows to try and stop the water intrusion but they are so old that repairs and re-sealing are still not 100% effective. Hurricane Mathew severely damaged the windows in the Men's Cardroom and these windows may need to be replaced this year.

Bayshore's Board of Directors has a fiduciary responsibility to owners to repair our facilities on a timely basis especially if a problem can lead to even higher costs for repair to owners. Most of last years board members understood their fiduciary responsibility to owners and made very difficult decisions to right the wrongs. We need to continue to tackle the water intrusion issues at Bayshore in 2017.