

Linda,

Thank you for your questions. They are all good questions - the only bad question is the one that is not asked !! I realize that this is, in total, a “pretty big bite”, but, we have flexibility built into the overall project and your questions relate to that.

1. Timeline

The overall timeline is in your control. I broke the proposed budget is in three sections not only for topical reasons, but also for potential scheduling. I recommend beginning ASAP with some elements of, perhaps, all three topics and you have already done that in part.

By your sharing your existing storm and sewer plans (and some water supply materials we have from an earlier project) with NTI, we already have the materials to begin your off-site plan security plan. With a minimum of additional plan searching and scanning, the plans for all of your piped infrastructure (water, sewer and drainage) can be archived both in hard copy and digital form.

The other two topics (drainage and sewage) lend themselves to annual budgeting other than, perhaps, some specific items that might be taken out-of-sequence within each topic which can be examined in depth later.

Some consideration must be given to dragging issues out into the future too much as there are time/cost issues to consider as cost does vary to some degree with time. Perhaps a modest inflation component of something like 3% to 5% per year would be wise to include in your multi-year budgeting process.

2. Priority and order of items

- a. The highest priority item is the securing a safe off-site plan storage area and the use of it as additional plans are discovered.

We recommend that you also find off-site storage areas for your other community records and documents such as a bank safety box or at someone's home or somewhere secure for a long time and without a lot of personal/political conflict potential (friends, relatives, life and death issues).

- b. The second priority item is probably the drainage issue as it is highly visible and people get their feet wet and muddy on a personal basis. It isn't that it is more important, it just has more personal impact and is visible.
- c. The last priority is the sewage issue as I believe it is less of a daily impact upon everyone individually until there is a big problem for everyone and then it forces priority. It isn't that it isn't as important, it has components that will require you to have outside input (county and state agencies) and you have time to collect your community wide thoughts and awareness before the health departments are involved.

It wasn't intended, but, the proposed budget topics lend themselves to annual budgeting just the way it was presented and as discussed above.

3. Phasing

The proposed budget lends itself to phasing very well. I propose that you do the following:

- a. Do the off-site storage of plans immediately
- b. Begin the drainage program immediately and we can break it down by sub-phases to minimize the cost for 2016.
- c. Budget the rest of drainage for 2017
- d. Budget the sewage items for 2018 and we can look at breaking it down by sub-phases to be accomplished in 2016.

This would allow the beginning of all three items to perhaps allow the community to setup committees for each topic to allow as much community involvement as possible.

4. The plan and what would it look like

I'm not sure what this question is but let me guess that it relates to the drainage manual that I was proposing.

We want everyone in the resort to have the same level of expectation from management's drainage responsibilities. The drainage manual I envision is a 10 - 12 page document talking about goals and objectives for managing the community's drainage issues. Within this document will be illustrations of the types of local drainage "spot" improvements that are intended to correct for small area corrective actions and potential sites for those type of "fixes". The will then become the community's standard plans for various things like catch basins, culverts, ditches, french drains, curtain drains, downspout collection, etc.

An adjunct to this plan will be an aerial photograph or mosaic of photographs most likely taken from Google Earth unless I can talk a friend of mine to take a custom photo-shot with his photo-drone or pay him the \$500± for a high resolution total site photo for your use in property management/sales, etc. Anyway, with this photo, you would be able to wall mount it for push-pin placement of hot spots of drainage issues or any other thing you might imagine. A digital file of the photo(s) would allow future printing as needed/wanted.

I hope these comments help. If not, let me know and I'll add more.

Bob