

# 2019 Lee Island Work Trip



by Jeff Alder

## June Work Trip: 2 weeks

Arrived on Lee Island June 8<sup>th</sup> to discover the main dock had been pretty much destroyed by high water and blowing winds. First order of business was turning on the electric and getting the pumps in the water. Electric was working and Little House pump went in without issues. Big House pump was disconnected in 2018 so the tree removal service could cut down and trim trees at the top of the hill. Electric was re-attached and the BH pump was primed but unit would not pull water from the lake. Numerous attempts failed to get a positive result so the pump was replaced. It must also be noted that the “pump house” was rotten and falling apart (as noted in the 2018 report) so a new structure was fabricated by Christian, and later painted a beautiful shade of green by Cyndi. The new pump worked exquisitely and is much easier to prepare for use and winterize than the old pump. We were also able to find this pump on sale at Canadian Tire at a respectable price. Harbor Freight has a similar pump for much less money and it might be a good idea to consider buying a “back-up” in the future (\$129 with tank).



Weather was cool and wet initially and the mosquitos were dreadful. It was determined that the Little House Kitchen was not a feasible project at that time so, anxious to work, Larry, Christian and I built a bedding box on the LH porch for some additional storage in that living space. Other areas in the LH were identified as potential storage areas in an effort to clean up the totes and containers scattered throughout the cottage. This was not a scheduled project but something we were able to accomplish in a couple hours of “dead” time.

Entrance into the Big House was earmarked as a secondary project but for safety purposes was moved up the priority list. The porch steps are hazard and should only be used in an emergency. In fact, I fell through these steps in September narrowly missing serious injury.

The whole work trip crew discussed the design of the deck and Christian and Larry built the main structure. I was able to complete the decking later in the week. Christian and I were also able to acquire a new steel entry door for the kitchen entrance at \$0 cost and this door was framed up and painted in September. The change is dramatic. Why we struggled with the old aluminum screen door for decades is laughable. The new door is much more secure, weather-tight and critter proof.







And speaking of doors, Larry was able to adjust the latching mechanism on the BH interior door between the kitchen and living room so that it actually now works. This was a small job that makes a huge difference in the functionality of the living space. Larry (with Lin's help) also was the brains behind the rock pathway steps to the BH outhouse and the stone retaining wall by the old outhouse door. Well done, my friend.



Lin purchased some peel-and-stick vinyl flooring for the LH countertops to replace the hazardous ceramic tiles on this structure. This is a temporary solution until a new kitchen can be constructed. We also added burlap curtains (with flag overlays) to the shelving unit.







The only other notable accomplishment, and I use that term loosely, was the temporary repairs made to the main dock. That job basically consisted of chain-sawing the dock into small sections and lifting them back onto the original cribs that once secured them. These dock sections will likely float away if there is high water next spring.





## August Vacation: 1 week

Arrived on Lee Island August 3<sup>rd</sup>. I finished the railings and other detail work on the deck. Also installed a ceiling fan in the “dog wall” bedroom at BH. I started removing trusses in BH ceiling but only got about halfway through that job.



Anne and crew did a fantastic job collecting branches and old brush that the tree trimmers left on the ground and plans were made to burn the piles on a rainy day.

I drilled some drain holes in the LH porch windows sills to alleviate water penetration into the living space. This may or may not work and was only meant as a temporary fix to a problem that will require some major work in the near future. The solution to the LH porch windows will need to be discussed as several remedies exist to improve the current situation.

The siding on the LH porch will also need to be removed and replaced or reinstalled in the correct manner.

## September Work Trip: 2 weeks



Arrived on Lee Island September 7<sup>th</sup>. The first order of business on an overcast and partly rainy day was burning the branches and brush that Anne and crew collected. Additional sticker bushes (Junipers) were pulled from the ground and incinerated. Many more of those prickly suckers need to die but all the collected wood was eventually burned.





As previously noted, the aluminum door at the kitchen entrance was removed and replaced with the steel entry door acquired in June. It was decided, for safety reasons, that the sliding glass doors in the kitchen should be replaced with a window unit. I had mixed feelings on this project but the end result confirmed that the right decision was made. The kitchen looks bigger, brighter and more elegant. Christian was able to build scaffolding across the entire front of the BH and he installed felt paper (tar paper) to the entire surface, protecting the thin and cheap OSB wood siding. I decided to jump in with both feet and install plywood siding to the deck side of the addition so we could adequately trim out the new door and side window. Cyndi painted the new entry door and many of the windows in the kitchen and they turned out extremely nice. Screens will still need to be replaced but that is a pretty straight forward task for her to do next year. Things are really shaping up at the Big House.







Much of our time was spent helping Randy sort out and recover from the devastating fire that took his cottage. As an unexpected result we were able to acquire a sliding electric chop saw, some furniture pieces and A LOT of wood he had stored under the house that was not touched by the flames. I'm talking about hundreds or thousands of dollars' worth of wood which is now stacked under the little house and relatively out of sight and out of the way. I also traded Randy my boat trailer for a full size refrigerator for the BH. The old BH refrigerator was moved to the LH. I did not know whether to move LH fridge to storage building so I left it in LH for the time being. We can swap it out with the storage building fridge or throw it away. Speaking of throwing away things, the small freezer in the Big House that I wanted to move to the storage building stopped working reliably sometime between our August and September trip. It, along with numerous other items earmarked for the dump, were disposed of.

There is a lock box on the front door of the Big House that has keys to the Ice House, Little House, and Big House new steel door.

I'm quite sure I left out some other accomplishments so please forgive me if you or your project was not mentioned. We had a good year.



LED Outdoor Lights



BH bedroom curtains

## 2020 Project Priorities, Top 10

**1) Main dock-** The dock needs to be completely rebuilt but has served us well for almost 40 years. Lin contacted an individual, that came highly recommended, to look at our dock situation and give us an estimate to rebuild. I wasn't impressed with him and I don't expect it will be cheap. Doing it on our own will be difficult to accomplish until mid-summer or fall. Even doing it ourselves I would expect the final bill to approach **\$1500** or more depending on the type of material used for the decking.

The aluminum dock can possibly be installed in June for a temporary docking structure.

**2) Old Big House Outhouse-** This structure needs to be rebuilt or it will be lost forever. I really wanted to tackle this project in 2019 but we just couldn't find the time. **\$0**

**3) Little House Porch Windows-** Porch windows need to be replaced or converted into casement type windows for increased weather resistance. **\$300-500**

**4) Storage Building-** If the island exchange goes through, discussions need to be had on the viability of converting the storage building into a living space. In any case the roof on the storage building and windows will need to be replaced in the very near future. **\$500**

**5) Big House Roof-** It's also going to need a new roof soon. We better start saving...**\$5000-8000**

**6) Little House Kitchen-** Still a priority but moving down on the list. **\$2500**

**7) Big House Porch Glass-** I have everything ready to glass in the Big House porch. I just need to find the time. **\$0**

**8) New Porch Entry-** A new point of entry has been identified for the Big House porch. All supplies are on hand. I just need to find the time. **\$0**

**9) Rock Dock-** This is an easy two day project to finish but will cost **\$500-750** that I can't justify right now.

**10) Outdoor Shower-** I have some good ideas here...**\$100**



**Chairs donated by Randy, post-fire**



**Doors procured by Jeff for a possible Big House LR egress**



2019 Work Trip/Maintenance Budget & Expenses					
			Work Trips		Maintenance
			CAD	USD	CAD
Budget				2,000.00	780.00
Expenses			0.00	2,505.85	347.55
Over/Under				-505.85	432.45
	Expense Details				
	- Materials				
		June Trip			
		CTC Huntsville - BH pump			287.55
		Home Depot		223.53	
		Canadian Tire		216.96	
		Home Depot		9.78	
		Rolston		42.42	
		Home Depot		53.77	
		Home Depot		90.68	
		Canadian Tire - joist hangers		13.00	
		Propane refill			35.00
		Gas for 9HP SeaKing			25.00
		August Trip			
		Rolston		101.98	
		Rolston		36.26	
		Home Depot		22.93	
		September Trip			
		Trade value to get Randy's fridge, furniture, finish lumber, dimensional building lumber, and chop saw (\$2,500 value)		250.00	
		Home Depot		137.92	
		Home Depot		15.25	
		Home Hardware		81.58	
		Rolston		5.98	
		Home Depot		98.92	
		Rolston		334.76	
	- Dump Fee			9.23	
	- for Christian				
		June Trip			
		Flight		293.59	
		AirB&B		168.85	
		September Trip			
		Flight		145.30	
		AirB&B		153.16	