

Dear Unit Owners:

I hope everyone is looking forward to another Season at CSN. This has been such a cold, snowy winter and cold, rainy spring, I hope we all get to enjoy beautiful summer breezes at the lake. I wanted to give an update to all owners regarding the sidewalk repair work that will begin shortly after Memorial Day on the lake side for Building 2.

As Ben Kluding and his team were planning the best approach to replace the sidewalk on the lake side of Building 2, what was evident, is that the sidewalk was deteriorating and leaning toward the seawall due to erosion and unlevel ground soil. Ben had Chris Hamilton, who has installed all the new sidewalks thus far at CSN, consult on the sidewalks for Building 2. Both Ben and Chris felt the best way to solve the sidewalk deterioration and sinkage problem that erosion and drainage problems has caused over the years, was to increase the height of seawall approximately 16 inches and level with dirt and stones, and then form the sidewalk on top of the seawall. There will be a railing on the sidewalk edge that is closest to seawall. The railing is necessary for building code regulations and most likely, should have been installed to the original sidewalks. I did look up the building code for Ottawa County when a walkway is next to a seawall, and it does state that a railing at least 36 inches in height is necessary when a walkway is next to a seawall.

The seawall will have a height of 16-inch cinder block anchored into the top of the seawall; stones and dirt will be added to bring up to level of the ground, and necessary rebar and cement will be added for stability to tie the sidewalk to the top of the seawall. A veneer stone facing will be attached to the lake side of the seawall to complete the finished look. This plan was recommended by three experienced area contractors, all who have more than 25-30 years of experience in the excavation, cement and construction business. The contractors that the Board invited to give opinions on best way to solve the deterioration and erosion of the sidewalk for Building 2 were: Kluding Construction, C. S. H. Construction (Chris Hamilton) and C. L. Fox Construction. Matt Fox, with C. L. Fox Construction was asked to consult on the situation and recommend his expert solution. Chris Fox, Matt's Dad, was the person who built our seawall and Matt Fox worked on the additional rocks and boulders that were brought in to reinforce the break wall and seawall approximately 5-6 years ago. Matt Fox informed Tim Keys and Mike Colatruglio, after he inspected the sidewalks on lake side of Building 2, that the way to replace the sidewalk is to tie it to the seawall and install a railing on edge of sidewalk. He stated this will provide stability to have the sidewalks last for many, many years, and increase safety with the railing. He also inspected the seawall and said it was in good, solid condition. This project will be completed without any additional assessment, which was a concern at the Annual Meeting.

Kluding's team will tie the sidewalk to the seawall. The sidewalk will be approximately 48 inches wide. The railing will be installed and anchored to the sidewalk only. The railing will be placed 5-6 inches in from the edge of sidewalk facing the seawall. This will give a safer, wider sidewalk for the unit owners. A 10-year warranty is provided for all work completed on this project.

Ben Kluding and Chris Hamilton looked at whether the sidewalk could be moved closer to the decks on Building 2. The sidewalks along the lake side of Building 2 have been a chronic problem for many years. The problem has required repair to the sidewalks frequently and the problem of sinking and erosion continued. The reason that this plan has been put forward as the proper plan is that there

is not enough room to move the sidewalks over to allow them to be approximately 37 inches from the seawall plus have a 32–33-inch sidewalk along the lake front of Building 2. It is a safety concern that the sidewalk is very narrow clearance in some areas and the sinking causes unevenness, which is a safety issue and high risk for falls. Ben and Chris looked at this option and it was determined there is not enough room for this option.

A question of obtaining permits for this project came up and at the suggestion of Jeff Kaman, from Kaman & Cusimano, Ben Kluding was instructed to call the Army Corp of Engineers, Ottawa County Oak Harbor Office, to ask if a permit was needed for the plan to tie the sidewalk to our seawall. Ben was told no permit was needed due to the seawall structure not being in the waters of Lake Erie. It is not necessary to get a permit for this work since our seawall is upward of the shoreline and considered private property of CSNCA. In addition, the Reserve Study that was completed in 2021, noted that cement work of sidewalks, steps and seawall may have an estimated replacement need in 2032. Using this method of tying the sidewalk to the seawall, leveling the ground and foundation for sidewalk, and adding a rail to sidewalk will increase the longevity of the sidewalk and seawall by increasing the stability of both and increase safety with the railing. The water from the gutters, run off water and waves of Lake Erie will be directed to drainage pipe that will flow out to the southern rock point.

I contacted the owners in Building 2 and was able to talk with most of them. Even though some owners would like to keep the sidewalks just as they are, most owners understand why the decision was made to move forward with plan to tie sidewalk to the seawall. Several owners commented that they appreciated the railing due to safety concerns. The Board is elected to make the best decisions for CSNCA. Before the Board made this decision, many hours of research, discussion and meeting with experienced contractors occurred to ensure the Board did our due diligence prior to presenting a final proposal for a vote, which was approved by Board via email from 5/28/25 to 5/30/25.

If you have any further questions after this update, please do not hesitate to contact me. I want to thank you for the support that you all have given the Board as we continue to move forward in our Renovation Project. The Board has faced many challenges since we started this project three years ago, however, it is the support, understanding and assistance of the owners of CSNCA, that allows the Board to continue to serve you.

Sincerely,

Sheila Flannery, President
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