

- Director's Report - Nate Brosius, Interim Director
- Infrastructure Projects
- Roofs -
- Vehicles
- o Maintenance Vehicles
 - Approximately 9 Road Vehicles & other vehicles between 2004 and 2011.

1969 Chevy Dump Truck
 2000 Chevy S10 - #1
 2000 Chevy S10 - #2
 2000 Vhevy S10 - #3
 1995 GMC Dump Truck
 Pickup Truck (unknown year) 1
 Pickup Truck (unknown year) 2
 Chevrolet Van (unknown year) 3
 4 Golf Carts
 1932 Ford 9N Tractor
 2 John Deere Lawn Tractors
 Billy Goat Zero Turn Mower
 Unknown Make Zero Turn Mower
 1932 Ford 9N Tractor
 1988 310C John Deere Backhoe
 2009(?) Small tractor/backhoe
 (Others I Am Told)

Currently, we have one van. Staff is all using personal vehicles to accomplish the tasks at hand.

- Maintenance Tools - Virtually Nothing Left - Some Tools purchased a couple years ago now are no longer on the property.
- Maintenance supplies virtually non existent.

- We currently have:
 - 1 riding mower
 - 2 weed whackers
 - 2 hand mowers.
 - 20 Acres of maintenance.

- Kitchen Equipment
 - Steam Kettle \$10k (1997ish) sold for scrap
 - Reach-cooler - Taken and put in paintball field.
 - Food Warmer - Taken to paintball field
 - Ovens in non-working condition (now repaired)
 - Steamer in non-working condition (now repaired)
 - Approx 60% of dishes, silverware, cups, tumblers, bowls etc. non-existent (now purchased)
 - Snack Shop numerous equipment non-functioning. (Replaced by vendors upon call)

CURRENT FACILITY CONDITION

- Waterfalls
 - Damaged by storm. Significant work. Looking to make more of a natural stream bed.
- Fountain in Pond
 - Does Not Function. Aids in keeping the pond aerated.
- Pools

Vacuums Non-existent. I've ordered one.
Diving board rail missing. Thrown away. Must have one fabricated.
Diving board standard in need of significant repair.
Tiles off of pool - Will try to get them reinstalled but it may not happen due to schedule and use of pool
Outdoor Pool Strainer Basket for Pump. Pump now clogged. Strainer was thrown away. Trying to find a match.
Multiple leaks in plumbing of pool in pool mechanical room.
4 Inch Gate Valve needs replaced. Will have to wait until closing.

- Change Machine
This is a necessary item. Consensus is that we are losing approximately 30% in sales. We're paying people to hand out change.
- Steam Kettle Kitchen
- 1 Riding Mower
- Furnaces in Sunnybrook -We need to replace both. Limping for Summer.
- Upper Porch of Cedar Lodge - rotted and needs repair.
- Cedar Lodge critters - Loft Apartment & "Manspace"
- Fiber Optics - Some has been restored ultimate plan is to restore all to eliminate multiple ISP modems.
- Key System Hierarchy - We have found dozens of keys that are missing. Also that summer staff people have combinations to safes. We will be changing the hierarchy of the key system to prevent problems and will be resetting combinations on safes. Other security measures will be taken as well.
- Water Heaters
Pine Lodge - Short one - Need to replace
Pine Lodge Laundry - At closing power was not turned off and elements are burned up.
Camping Area Washrooms - Water heater - one is missing.
Cabin 14 - water heater was leaking for a significant amount of time and cabin is undergoing minimal renovations so it can be used.

Cabin 5 - Found to be leaking and needs replacement. In the process. We have plants growing in the cabin.
Kitchen - Water heater for bathrooms was removed and taken to Cedar Lodge for the Allens. Re-plumbing for water in kitchen.
Stoneybrook - Ceiling is still in need of repair from the tree falling. Flooring has been replaced. The church that uses White Chapel will be repairing the ceiling post haste in lieu of some rent.

- HVAC Systems
Apparently, we stopped installing hvac air filters in our units and now all air conditioning systems need to be torn down and cleaned as they are blocked. Significant problem. Concerns about the equipment burning up and/or simply not cooling properly. Apparently the rail systems were also removed to install filters on most systems and they will need to be replaced.

We will need to purchase filters and re-institute the

recurring work orders to have them replaced. An ounce of prevention is worth a pound of cure.

Apparently, we also stopped cleaning furnaces. Approximately 40 furnaces need to be torn down and cleaned.

Snack Shop: One HVAC is wired incorrectly and has not worked for several years. This must be diagnosed and repair ASAP. Coils also need to be cleaned.

Kitchen: Blower unit in one system does not work. Needs to be replaced. All three systems need to be torn down and coils cleaned.

Indoor Pool Apparently, the Dehumidification system has been monkeyed with and does not work. It also appears as though an exhaust fan was installed to remove the humidity. The problem is that it runs 24/7 and pulls all of the heat out of the pool area and increases the need for heating. (OIL)

Guest Serv. Rear HVAC system has been out of order for a number of years. Electric heaters have been used to heat and an air conditioner to cool. Neither worked well. YFC is now moved in to this area and will be repairing the system as part of rent usage.

On a side note, they are also installing a new floor in the hallway to the pool locker rooms area.

Multiple upon multiple things have been left go which have created a huge burden of not only work and financial stress, but affects efficiency and guest comfort.

WWTP

Surprisingly in disarray. We have serious problems at the WWTP. The disintegration and lack of maintenance has taken us to a point of losing the plant if we don't make immediate repairs.

There is deterioration of steel baffles which soon will not separate the various chambers of the treatment process. Had it been taken care of on a one by one process, this could have been prevented. We must move on this.

- There is significant welding that needs to be done. Replacement of sheets of steel.
- Pumps are missing and the lines removed.
- Pipes were clogged preventing proper operation
- The comminator has not been removed and we have operated without it for possibly up to one year.
- Lack of Enzyme treatments have left the pit in disarray.
- Mickey Mouse repairs have limited our ability to control the system properly.
- Blower timers have been removed from the system and relays are not working properly.
- One blower relay continues to trip causing reduction of air to the system.
- The "V" notch splitter area is virtually uncontrollable and needs to be rebuilt.

- The condition of the mechanical room, tools, testing equipment, etc. is fair at best.
 - Broken pipes, lines, ropes, hoses etc. have been left strewed all over the place.
- We have SIGNIFICANT work to be done to get this plant back to a reasonable operational mode.

LODGING ROOM CONDITIONS

- We are in need of approximately 400 mattresses. The "Code Screen Door" problem is based, in my estimation, to be 90% of the problem.
- We have begun to remove mattresses from buildings as they are ripped from stem to stern and are a breeding ground for problems.
- Carpets are disgusting. It may have been 5 years since carpets were cleaned. The carpet extraction machine has been broken for a couple years. We've just had it repaired and Gabby and I have donated a second used one for Pinebrook to use.
- We are in the process of cleaning all carpets. However, I'm not sure we'll get it all done prior to Summer Conference.
- I don't know where this will be coming from, but we need funds for mattresses. If they are not replaced, we will NEVER be able to stay ahead of the "Screen Door" problem. Any suggestions?
- Camping area washrooms were one blanket of MOLD! I've actually never seen anything quite like it. Problem has been taken care of but there are still numerous repairs to plumbing fixtures.
- All rooms are in need of curtains and/or rods. We are working on this as well.

Safety/Security

- Key System - Completely Broken
- Emergency Lighting and lit Exit Signs - Virtually NONE Worked - We're working on this.
- Alarm Systems - All either had lines cut or parts removed or other dismantling. These are all back in working order.
- We are substantially tightening up all areas of security.

Destruction & Debris Lies Everywhere.

- Trailers in the camping areas simply destroyed and left. We have much cleanup to do.
- Junk sitting in the woods - some for paintball other just junk.
- Trees never cleaned up from the flood.
- Firewood strewed across vital areas of the grounds.
- Scrap metal, vehicles, and JUNK laying everywhere.
- Locks falling apart, doors falling off, multiple water leaks, and the list goes on.

Programming

- Confident about the Summer Conference Program.
- I've retained Craig Kauffman for the 2013 Sportsman

Banquet

- We've virtually attained all of the speakers for the 2013 Ladies Retreat.
- Senior Saints brochure is completed and ready for publication and then distribution.
- Working on the Pinebrook Christmas Extravaganza and making significant progress.
- Koinonia Service: I've been speaking at these services and plan to get a better lineup shortly.

- Other
- Personnel
- Director of Ministries by EOS
- Maintenance Manager ASAP
- Possibility of Brian Brawley
- Hiring of Charles and Diane Shearer