

I'm Hunter Miller, Registered Nurse and experienced property manager. I urge keeping our bathhouses open by NOT VOTING FOR THE AMENDMENTS: NOT VOTING PREVENTS A QUORUM. VOTE ONLY FOR THE BOARD. And only Mr. Colgan voted to keep them open. Thank u sir. The bath houses are our assets and should ALL stay open. They need only minor repairs. Here's a BATHHOUSE ANALYSIS:

#1 Men's: paint touch up, 1 shower out of order because plumbing work has been needed but not completed by our office since December 2023. Women's: paint touch up, minor corrosion on stall locks. Estimate \$2000. #2 M: tile by sink chipped. General paint touch up. Minor rust on drain and shower handle. W: 2 chipped tiles, caulk corners. Paint ceiling. Estimate \$800. #3. M: small paint touch up. W: Remove screw, general touch up, paint stool. Estimate \$200. #4 M: minor paint and caulk, two laminate doors to fix or replace. W: minor sink rust. Estimate \$200. #5 M: needs very little since Paul Bonham was able to get it caulked and painted before Kelly stopped him by calling the sheriff and unsuccessfully tried to get him arrested for vandalism Estimate \$0. Thank you Paul. #6 M: minor caulk. W: minor caulk and paint, laminate door needs minor paint or replacement. Estimate \$300. #7 M: minor caulk and paint. W: two laminate door repairs with glue. Estimate \$300. #8 M: minor tile repair and caulk and paint, replace stool with plastic stool. Four door edges need touch-ups. There's lots of room for extra parking: 4 places. W: 6 laminate doors need edges touched up, caulk and paint corner and top threshold. Estimate \$800. #9 M: caulk shower, paint walls with touch up, minor laminate door repair, mirrors scuffed, but usable. W: mirror scuffed, but usable, minor corner caulk and paint needed. Minor laminate door repairs, minor tile painting to match the yellow, minor wall paint. Estimate without mirror \$600. #10 needs almost nothing thanks to Paul's quick repairs before Kelly attempted to get him arrested for vandalism because he was volunteering per Kelly Warden's statement at the Nov. 21, 2024 board meeting. "Volunteering efforts are ALWAYS encouraged on Nettle's Island as it is the Nettle's way." Obviously volunteering is encouraged UNLESS you want to fix things Kelly and many of the board should have already fixed, and it makes them look irresponsible and incompetent. ESTIMATE \$0. THANK YOU again Paul. #11 M: minor wall paint and laminate door repair and minor laminate door repair. Estimate \$500. #12 M: minor painting, caulk, minor laminate door repair. W: minor painting and caulking, minor laminate door repair. Estimate \$400. #13 M: corner caulk, one laminate door needs paint. Has room for 2 more parking spaces. W: 5 laminate doors to caulk, paint. Estimate \$700. #14 M: 3 laminate doors to repair and caulk, minor wall paint. W: 7 laminate doors to repair and caulk and putty, caulk ceiling by light. Estimate \$1100. #15 M: minor corner caulk and paint. W: 5 laminate doors to repair, minor corner caulk and paint. Estimate \$700. Basic estimate for ALL repairs \$8600. Add \$1400. That's \$10,000 to fix all of them. These are bathhouses, not luxury living quarters. Bathhouses are basic structures to accommodate hygiene needs, especially for extra guests or larger individuals. They're not meant to be 5 star hotels. Having said that, they're in great condition given that Linda Wheeler in the Nov. 16 Town Hall indicated, "no money has gone into these bathhouses in 20 years". Where has our annual \$55,264 for maintenance and repair been going? They are in amazing condition. Please visit a few confirm for yourself who is telling you the truth. My estimate is \$10,000 to fix ALL OF THEM. BUT OK double it: \$20,000. Triple it: \$30,000. Quadruple it: \$40,000 and then divide by 1578 = \$25.38 per lot to get all 15 into tidy, painted condition. NOT \$150,000 each, but under \$2700 each. And that is using over 4 times my estimate. Visit 1 or 2 of the bathhouses. The repairs are virtually all the same except for men's number 1, which has been neglected by our staff for over a year. And it just needs a shower fixed...which Paul was about to fix for free when he was detained. SHAMEFUL. And it still needs repairs after over a year. So much for our repairs and maintenance budget being used responsibly. We can easily do repairs for under \$2700 each. Not \$150,000 each. That is crazy. And closing them is even more ludicrous. We need them all and we paid for them all. THEY ARE OURS. At the Nov. 21, 2024 board meeting, min 56 (available on our website), Martha Mendez said, "Thankfully, I don't need a bathhouse." [Probably not because she has 2 bathrooms, and she voted not to close the bathhouse near her #373.] Alicia Boyd responded, "Yeah. we have houses." [As opposed to RV owners or those of us with only one bathroom in a trailer or manufactured home. Alicia has 2 bathrooms, and she also voted not to close the bathhouse near her number 511. And Linda Wheeler said, "Nobody should need a bath house." [She has 2 bathrooms at her 296 home which is also not near a bathhouse she voted to close. Amazing coincidences]. Well, that settles that: they don't need them and neither should you. They don't want them, and they don't want us to have them. But we do. Let's vote out those who oppose our "volunteer efforts" and the "Nettle's way" and keep and fix and maintain what they denigrate and neglect.

**Annual Costs**

<b>Insurance</b>	
General Liability	\$35,403
Wind	\$48,000
Subtotal Insurance	\$83,403
<b>Housekeeping</b>	
Wages	\$34,430
Payroll	\$2,635
Supplies	\$15,000
Subtotal Housekeep	\$52,065
<b>Energy</b>	
Propane	\$1,800
Electrical	\$5,400
Subtotal Energy	\$7,200
<b>Maintenance</b>	
Wages	\$43,905
Payroll Taxes	\$3,359
Supplies	\$2,500
Plumbing repairs	\$3,000
Elec/Plumb Contract	\$2,500
Subtotal Maintenance	\$55,264
<b>Total All</b>	<b>\$197,932</b>
Cost/Bathhouse	\$13,195

Source: Town Hall 11/16/24 v.10  
Linda Wheeler

$\$55,264 \times 20 \text{ years} =$

over one million dollars. Where did our money go? And why did Kelly and the board not repair and maintain them? At the November 16th town hall, Linda Wheeler said, "It's 1.5 million [to remodel 10 bath houses].... It's covered. It's in reserves. It's not an additional assessment." (minute 29). Then why are some of our Board including Linda proposing raising our quarterly dues by \$122 from \$964 to \$1086? PER QUARTER! Treasurer Wheeler said we had enough to remodel 10 bathhouses at \$150,000 each. Bathhouses Linda Wheeler said "nobody should need". \$150,000 each to remodel bath houses she and the board and Kelly seemingly have not maintained with the \$55,264 a year allocated to maintain them. Why should we trust these board members other than Brian Colgan?

**Current**

Assessment Calculation	Annual	Per Unit
Operating Expenses (misc)	\$4,873,048	\$772
Reserves	\$1,211,280	\$190
<b>Total Assessment</b>	<b>\$6,084,328</b>	<b>\$964</b>

**25-26 Calculation Models - With 5% to Oper and Required Reserves**

Assessment Calculation	Annual	Per Unit
Operating Expenses (misc)	\$5,133,756	\$813
Reserves	\$1,720,000	\$272
<b>Total Assessment</b>	<b>\$6,853,756</b>	<b>\$1,086</b>

Let's not close only 5 bathhouses. What if we also close a pool. We certainly don't need two. And close at least one of the hot tubs. And the Kiddie pool. It's rarely used, and I don't use it. And close the putt putt to save money and make it a storage area. And let's close the rec hall: think of all the savings. And close the tennis and Bocce ball courts. I never play, and it's easy to make them parking lots. And we can get our dues down to only \$666/quarter and live barren island. No one will visit, but we will have plenty of parking.