

Dear neighbors,

At the May BOD meeting, a \$109,000 AFE was approved for hotel and admin-offices renovation. Conflict-of-interest issues and proper AFE bidding-process questions aside, one item of concern to members remains undisputed. The wife of our BOD president, a volunteer with no training or experience in construction, is the "acting general contractor for PPOA" on this renovation project. While a legitimate general contractor has been hired to provide labor only, all purchasing decisions and oversight are being handled by an amateur. Good intentions are not to be discredited, yet our Association deserves to have our assets protected by a qualified construction professional.

The proposed AFE specified cheaply made Glacier Bay residential plumbing fixtures totaling \$459 for 17 hotel rooms, while the "new throws for beds" cost \$900, and "duvets and duvet inserts" are budgeted at a whopping \$4,469! How long will these throws remain in the rooms? Why are we not using commercial grade plumbing fixtures? Priorities are confused when construction experience and training is lacking, and PPOA membership loses in the end.

Please join me in contacting our elected BOD and tell them you support the proposed Policy Change DCR now under review by the Finance Committee which will *require* professional construction oversight on all PPOA construction projects over \$5,000. Our assets need to be protected through proper quality control in materials purchasing, our finances deserve to be spent wisely, and our construction projects need to be managed by qualified professionals who will make certain that we meet federal, state, county and local health, safety and building codes. Stop the insanity – call or write today!

Sincerely,  
Shawna Lawry

**From PPOA general manager Michael Bartholomew ...**

I would like to respond to the opinion letter authored by Shawna Lawry to clarify a few points in her letter.

House Committee volunteers have worked more than 100 hours on this project to ensure the Association receives proper value for funds allocated. ChairpersonCarolynn Miller has served four years on the committee and has been the lead for several projects. She has been involved in remodeling projects for the last 50 years, and that experience has been very beneficial.

As pointed out, the House Committee developed a scope of work to include cosmetic renovation of our inn rooms at the clubhouse in addition to renovation of the executive (administrative) offices.

The overall scope of work was developed by the House Committee and reviewed by management. A bid package for the labor portion of the project was sent out to five local bidders, the sealed bids were opened, and the work awarded to Fletcher Construction.

To provide as much value to the Association as possible, the House Committee researched and solicited bids from local supply houses (Lowe's, Home Depot, flooring contractors, plumbing houses, etc.). The final result was a discount of 23 percent from Home Depot due to the large volume of items required. There were three price comparisons on every item. The House Committee has done extensive research and comparison shopping to ensure we receive very good pricing. We have actually decided on Price Pfister faucets for the sinks in the hotel rooms.

The Finance Committee reviewed this project and requested a marketing plan to increase inn-room usage when the project is completed. Management completed the marketing plan, and the Finance Committee reviewed the plan in a recently held special meeting. The Finance Committee reviewed the entire process, including the marketing plan and the bid process. After careful review, the Finance Committee recommended approval of this project to the Board of Directors. The Board approved the project at their last meeting on May 5, 2011.