

Christ The Savior Orthodox Church

Annual Meeting

Junior Warden's Report 2022

January 29, 2023

1. This past year we completed numerous planned maintenance projects, but were also met with a few unforeseen costly maintenance challenges as well. It is important to point out, that at no time, was the Parish Council frivolous with your donations; in fact, we were very careful to examine every business lead, and explore every opportunity to do the work ourselves, or to contract best value on behalf of the Parish.
2. The year 2022 completed some of the maintenance efforts started and approved by the Parish in 2021; namely, the Parking Lot and driveway entrance repairs and sealing (\$15, 430). These efforts would not have been accomplished without the love, support and generous donations of you, the Parishioners of Christ The Savior Orthodox Church. It is important to remind the Parish that additional asphalt repairs will be needed within a couple of years, and routine asphalt sealing for maintenance is necessary to preserve the parking lot and driveway. Other maintenance projects, and/or improvements have been completed over the past year:
 - a. Parish Center Exterior Painting.
(Fr. John and Mat. Emily completed as Do It Yourself (DIY) estimated saving the Parish thousands in contractor labor fees.)
 - b. Rectory Cook Top Repaired.
 - c. Parish Center Clean Up.
 - i. Conducted Roof Inspection-Handful of Visible Cracked and/or Broken Tiles
 - d. Roof Tile Repairs. DIY estimated saving thousands in contractor labor fees to Parishioners.
 - i. Began interviewing contractors for repairs: Determined nearest was 100+ Miles
 - ii. Researching Tile Manufacturers Discovered Parish roof tiles are not Clay but concrete, manufacturer is Eagle Roofing, Style Capistrano (thanks to a clay tile company is San Diego, CA for pointing this out).
 - iii. Research and manufacturer indicated DIY possible.
 - iv. Repair Adhesives Donated (Enough for future Repairs)
 - v. Broken tiles Replaced and Cracked Tiles Repaired.
 - vi. The Valleys (Mortar) still need to be removed and re-applied. This needs to be done during several days of dry weather. Also, Valley mortar should be replaced every 10 years.
 - vii. Recommend at a minimum, the roof be inspected at least annually, (Annual Clean-up day) and repaired made soon after. Large trees close to Parish Center be removed to mitigate future damage.

3. There were also two unforeseen costly maintenance issues that impacted the Parish within weeks of one another as well.
 - a. Rectory HVAC Failure. Required Replacement July 26. (\$20,000)
 - i. Dual units, due to hydraulic system and state of 2nd unit, Parish Council determined more cost effective to replace both units.
 - b. Culvert failure on Property Right of Way (ROW). (Both failed) Completed Sep 14.
 - i. DIY-(cost @\$7,880) One estimate received was over \$16,000.
 - ii. Contacted State Dept Agriculture and County to determine if State could provide Funding Assistance.
 1. Met with State Public Draining Assessment Manager several times
 2. Determined water flow in wrong direction; state could not fund.
 - iii. Installed 2 new 18" x 40' long HDPE Corrugated pipe.
 - iv. Legally, since this was a ROW, this effort had to be fixed, and could not be postponed. It also had to comply with county and state tax ditch laws.
4. Asphalt Exit Road—Named Clam Shell Drive. (Estimate \$15,495)
 - a. On August 30, Fr. John, the Jr. Warden, and two others met with Mr. Gray, now retired, from Worcester Public Works. Mr. Gray informed us there was no need for permits or special permissions in order to asphalt the exit road; specifically, since it was private property. The meeting was documented and a Memorandum for Record is on file with Fr. John.
 - b. Diakonissa (Nissa) Nancy (Hall) stated she wanted to dedicate Deacon Stephen Hall's Donated Memorial Funds toward paving the exit road.
5. Parish Hall BBQ Pit Conversion to Shelves (No Cost to Parish)
 - a. Nissa Nancy Hall is directly funding this effort to convert the BBQ Pit to shelving storage and sliding doors. This was unanimously approved by the Parish Council on October 9, and the design on December 11, 2022.
6. The past two years were met with costly replacements of aging heating and air conditioning systems, non-functioning culverts—necessary but still as a DIY, we saved close to 50% in over the next contract bid, badly needed repairs to the driveway and parking lot, and cleaning/removing micro bacteria from tile roof and saving thousands on labor costs with DIY industry standard DIY roof repairs. We were also successful in negotiating badly needs gutter guard replacements, saving approximately \$8,000 over the next bidder. The Chapel HVAC system will need to be replaced within a few years, and the Parish Hall system will soon follow, as they are aging. In fact, the Chapel HVAC system has had numerous system repairs, and warrant careful monitoring. Other recommendations have been noted throughout this report. It is fair to note, maintenance is ongoing, and will always expends fund, planned and unplanned. Recommend, at some point, thoughtful maintenance budget to address some of these issues in the future.