

# CURLEW LANDINGS

Dock Owners' Association

## 2018 Quarterly Meeting Minutes

Meeting: June 26, 2018

Directors Present: Mike Hendrickson, Scott Peterson, Robbin Olson, Jim Beaty, David Newman

Author: Jim Beaty – Secretary / Treasurer

The meeting was called to order at 7:00 pm. Proof of the meeting notice was presented.

### Financial Update

Jim presented an overview of budget vs YTD actual.

See Appendix A.

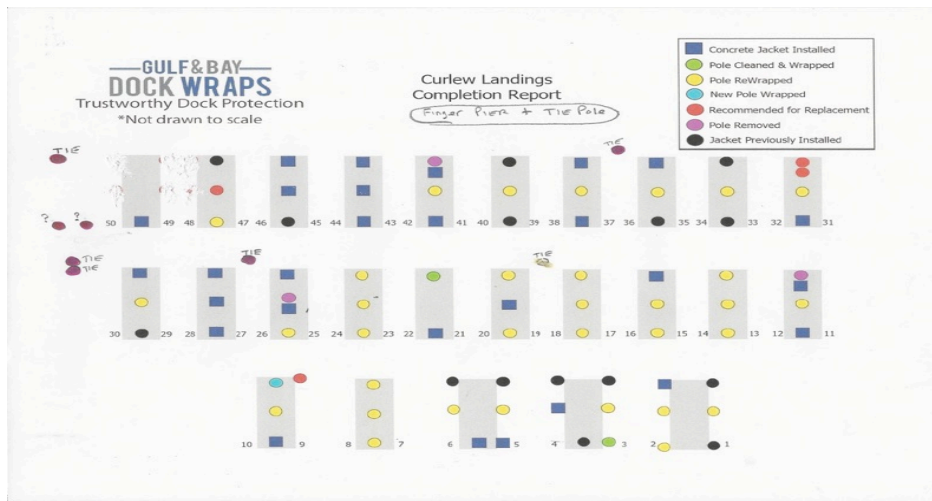
### Repair Work Completed

Jim presented the following review of repair work completed in 2018 thus far:

Finger Piers	Gulf to Bay Dock Wraps Speeler Misc	\$ 16,260.00 \$ 1,050.00 \$ 555.00
Electric Panels	Buell Electric	\$ 1,800.00
Fire Protection	Piper Fire	\$ 829.52
Dock Lighting	Phillip Shepard Solar Lights [e-bay]	\$ 40.00 \$ 286.70

Dock Piling Update.

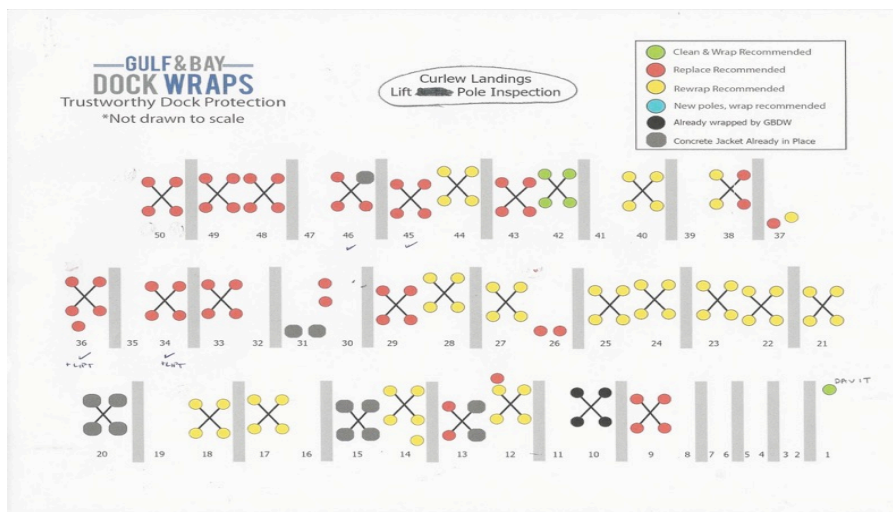
Gulf & Bay Dock Wraps has completed repair of most common (Association-Owned) dock pilings. The diagram below was from their “completion report”.



**MOTION:** A motion was made and approved to add (now missing) finger pier pilings to 50/49, replace critical tie-pole pilings in between 32/31 and 30/29.

**Responsibility:** Scott.

Gulf & Bay Dock Wraps also conducted a survey of all personal lift pilings. The diagram below was from their “completion report”.



**MOTION:** A motion was made and approved to communicate the condition of all personal lift pilings to impacted Dock Owners and negotiate a remediation option for them. Such remediation would be at Dock Owner’s expense.

**Responsibility:** Scott.

## Gates

The gates, both east and west, are problematic. They do not close properly.

**MOTION:** A motion was made and approved to evaluate a fix for the gates and locks.

**Responsibility:** Michael

## Emergency Water Sprinklers

Jim reported that the emergency water supply line was still was still not fixed. This was voted on in a prior meeting. Jim had approved a quotation to Piper Fire, but the work has not yet been scheduled.

Robbin volunteered to follow-up with Piper Fire and get the work scheduled ASAP.

## Lighting

A daylight timer was installed on the dock lights to improve safety and reduce cost.

**MOTION:** A motion was made and approved to evaluate the potential to replace the current 4 light fixtures with LED alternatives.

**Responsibility:** Jim

## Water Level & Dredging Update

The following table shows the available water level at “mean-low-tide” since the 2016 dredging. There was discussion about dredging, such as whether to do it or not, and if so, which slips and how to pay for it. No decisions were made.

Docks	May 2016 Dredge	Sept 2016 + 4 months	Mar 2017 + 10 months	Feb 2018 + 21 months	Jun 2018 + 25 months
1-10	3.0	0.5	0.5	0.5	0.5
11-19	3.0	1.5	1.5	1.25	1.0
21-30	3.0	2.0	2.0	1.7	1.7
31-38	3.0	2.5	2.5	2.3	2.3
39-50	3.0	2.5	2.5	2.3	2.3

The meeting was adjourned at 9:20 pm

APPENDIX A

**CURLEW LANDINGS DOCK ASSOCIATION**

<b>INCOME:</b>	<b>2018 BUDGET</b>	<b>2018 YTD</b>
2018 Dock Assessments	\$ 25,000.00	\$ 25,000.00
2017 Dock Assessments	\$ 500.00	\$ 500.00
2015 Dredging Assessment	\$ 555.00	\$ 555.00
Submerged Land Lease Fee (from non-homestead Sellers)	\$ 802.50	
Interest Income	\$ 6.00	\$ 9.01
Late Fees	\$ 25.00	\$ 25.00

**TOTAL INCOME** **\$ 26,888.50** **\$ 26,089.01**

**EXPENSES:**

Insurance		
Statewide Condo	\$ 3,245.00	\$ 3,243.44
Old Republic (Board Member Bond)	\$ 138.00	\$ 138.00
Repairs & Maintenance	\$ 20,000.00	\$ 19,991.70
Professional Fees		
Legal Fees	\$ 3,500.00	\$ 94.00
Tax Prep	\$ 300.00	\$ 305.00
Taxes		
Fla. Dept. Env. Prot. (submerged land lease fee)	\$ 963.00	
Florida Dept. of State (corporation dues)	\$ 61.25	\$ 61.25
Misc		
Office Expenses	\$ 100.00	\$ 67.60
Website		\$ 90.00
Fire Safety (extinguishers / fire hose)	\$ 200.00	\$ 829.52
Utilities (Electric)	\$ 800.00	\$ 310.05
Fees / Misc	\$ 10.00	\$ 6.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 29,317.25</b>	<b>\$ 25,136.56</b>

**TO RESERVES** **\$ (2,428.75)**

**BALANCES**

BANK ACCOUNT BALANCE **\$ 36,336.25**