

CURLEW LANDINGS

Dock Owners' Association

2018 Quarterly Meeting Minutes

Meeting: December 18, 2018

Directors Present: Mike Hendrickson, Scott Peterson, Jim Beaty, David Newman, Dana Windhorst

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 a proposed Budget for 2019, maintaining the current \$500/year annual Dock owner dues, and referencing 2018 Budget versus Actual. See Appendix A.

The 2018 “year-end” financial reserve is \$ 34,267.98. [or 1.4 years of current annual income]

MOTION: A motion was made and approved to approve the 2019 Budget.

Repair Work Completed in 2018

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

Finger Pier Wrapping	\$ 16,260.00
New Finger Piers	\$ 1,050.00
Deck Repair Misc.	\$ 555.00
Electric Panels	\$ 1,800.00
Deck Lighting	\$ 286.70
Gate Lights (daylight timer / LED)	\$ 548.00
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	\$ 20,499.70
Fire Extinguishers (annual)	\$ 229.52
Fire Emergency Piping (once / 5 years)	\$ 2,031.50
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	\$ 2,261.02

Upcoming Repair Work

Scott reported that Gibson Marine has been selected to do the work listed below. Work may begin as early as January. Gibson will use one master permit for all work to reduce cost.

1. For the Association: Remove and/or replace remaining Finger Pier and Tie Poles
2. For Dock Owners, at their expense: Remove and/or replace personal Lift Poles. Several Dock Owners have arranged the work directly with Gibson, as this was offered in past Dock Owner Meetings.

The GATES were discussed at length. Both gates are not shutting and locking consistently, and non-residents are often seen fishing from our docks. This is a liability and safety risk to all of us.

MOTION: Evaluate and implement solutions to fix the gate closure & locking.

Approved. Scott to lead effort

Board Member Update / Elections.

At the 2019 Annual Meeting in January, there will be TWO BOARD OF DIRECTOR OPENINGS. Jim will be exiting after completing his second 2 year term, and Michael will be exiting after completing his 2 year term.

This will leave THREE Board Directors: Scott, Dana and David. The Bylaws allow for 3-5 Directors. Therefore, there can be as many as TWO new Board Directors.

If you are interested, please attend the annual meeting and nominate yourself.

Bylaw Revisions

Our attorney has advised that they are prepared to revise our Bylaws / Declarations after we present a list of changes that have been approved by the membership.

A list of potential changes has been presented at past Board Meetings.

MOTION: Compare current ideation with another residential dock association and present a proposal to the membership for approval.

Approved. Scott to lead effort.

Water Level & Dredging

David has researched the issue of dredging, having spoken with the town, Pirate's Cove Marina, Gator Dredging, and other pertinent parties. David will present his findings at the Q1-19 Board Meeting.

There may be three or more options presented at that meeting, so be prepared to attend and participate.

David secured a quotation from Gator Dredging to dredge the estimated 867 cubic yards of silt which is now in our leased dock area, down to 3 feet below Mean-Low-Tide on all slips. As a reference, the 2015 dredging removed 1,200 cubic yards. Gator honored the 2015 prices, which for reference were at that point negotiated down significantly. This will be one option offered at the next meeting.

Steve Shuller had attended the meeting regarding FDOT work on Alternate 19. Steve advised that there is a plan to redo the bridge between Curlew Landings and Pirates cove, incidentally installing a walkway on the west side. This may present an opportunity for us to leverage FDOT to dredge the creek, at least enough to cover the damage they might do during the bridge work.

MOTION: Contact FDOT about their potential to dredge as a part of their Alternate 19 bridge work

Approved. David to lead effort.

APPENDIX A

	2018 BUDGET	2018 ACTUAL	2019 BUDGET
INCOME:			
Dues	\$ 25,500.00	\$ 25,500.00	\$ 25,000.00
Dredging Assessment	\$ 555.00	\$ 555.00	
Submerged Land Lease	\$ 802.50	\$ 150.00	\$ 600.00
Interest Income	\$ 6.00	\$ 18.98	\$ 20.00
Late Fees	\$ 25.00	\$ 25.00	
TOTAL INCOME	\$ 26,888.50	\$ 26,248.98	\$ 25,620.00
EXPENSES:			
Insurance			
General liability / E&O	\$ 3,245.00	\$ 3,243.44	\$ 3,245.00
Board Member Bond	\$ 138.00	\$ 138.00	\$ 138.00
Repairs & Maintenance			
Dock Repairs	\$ 20,000.00	\$ 20,499.70	\$ 5,000.00
Fire Safety	\$ 200.00	\$ 2,261.02	\$ 500.00
Professional Fees			
Legal Fees	\$ 3,500.00	\$ 94.00	\$ 3,500.00
Tax Prep	\$ 300.00	\$ 305.00	\$ 300.00
Taxes			
Fla. Dept. Env. Prot.	\$ 963.00	\$ -	\$ 600.00
Submerged Land Lease	\$ 61.25	\$ 61.25	\$ 61.25
Office Expenses	\$ 100.00	\$ 157.60	\$ 150.00
Utilities (Electric)	\$ 800.00	\$ 711.31	\$ 800.00
Fees / Misc	\$ 10.00	\$ 6.00	\$ 10.00
TOTAL OPERATING EXPENSES	\$ 29,317.25	\$ 27,477.32	\$ 14,304.25
TO RESERVES	\$ (2,428.75)	\$ (1,228.34)	\$ 11,315.75