

CURLEW LANDINGS

Dock Owners' Association

2016 Quarterly Meeting Minutes

Meeting: September 22, 2016

Board of Directors Present: Mike Hendrickson, Scott Peterson, Robbin Olson, Eric Carson, Jim Beaty

Dock Owners Present: 8 of 50

Document Date: October 26, 2016

Author: Jim Beaty – Secretary / Treasurer

The meeting was called to order at 7:05 pm.

Approval of Past Minutes

The prior meeting minutes were approved [Scott motioned, Eric seconded].

Financial Update.

A copy of the financial overview is presented in Appendix A of these minutes. As of 9/30/16, Curlew Landings Dock Owners Association (CDLA) has:

1. Has an Accounts Receivable of \$600, one “past-due” from the dredging assessment.
2. Has a bank balance of \$22,439.25.
3. Expects to have a bank balance of \$15,913.09 at year end... or \$600 more than that upon collection of the final dredging past-due.
4. Will not have enough reserves for future needs, even after the annual dues are received. (repairing very badly worn dock pilings, maintenance dredging, electrical repair, dock board repair, gate repair)

Ad-Hoc Improvements

Thanks to Eric Carson, Scott Peterson, Mike Hendrickson, Detlef Martinez, Charlie Solano and Alan Brown who:

- Power washed the dock boards
- Temporarily repair dock gates
- Installed solar dock lights
- Put that solar light on the channel marker (Thanks, Alan, I w]sa on a direct course to hit its!!)

- Secure Dock railings

Critical Piling Repair

Wood pilings are deteriorating more quickly than ever, which can present a real safety issue. Two vendors provided quotations to repair existing worn pilings by encasing them in cement “wraps”. Once a piling breaks, it cannot be repaired in this manner. However, even badly worn pilings can be repaired.

Gulf & Bay Dock Wraps was chosen for the job. They surveyed each of the “common pilings” with divers, and graded each piling as either “Top Priority”, “Secondary Priority”, or “Satisfactory”. There were 18 “Top Priority” pilings, which were repaired for a cost of \$300/piling. This was funded by existing “repairs & maintenance” reserves.

A map of common pilings on the finger piers is presented in Appendix B.

The Board plans to repair the “Secondary Priority” pilings in 2017, and anticipates continuing this each year until all common pilings are encased in cement.

Would you like ***your boat lift pilings*** repaired also? Contact the vendor directly and arrange your pilings to be repaired. It will be at your personal cost, but the vendor will honor the negotiated price of \$300/piling for a limited time. Call: Gulf & Bay Dock Wraps; Courtney Thompson (Office Manager); 678-936-9890.

Water Level Update

Current water levels at Mean Low Tide (MLT) are shown in Appendix C.

When dredging was completed in May 2016, each slip was dredged to 3’ below MLT. At an average low tide... every slip 1 through 50 had 3 feet of water.

Slips 1-15 3.0’

Following 2 recent hurricanes... the current depth at MLT is:

Slips 1-10	0’	Slips 21-30	2.0’
Slips 11-20	1.5’	Slips 31-50	2.5’

Silt comes down-creek and fills in our lowest numbered slips first. Maintenance dredging will be dominated by the first 10 slips. A few options were discussed:

- Maintenance dredge slips when their water level at MLT gets to 1.5’ or less.
- Do not maintenance dredge Slips 1-10... let them fill with silt. This would significantly reduce the cost of maintenance dredging, which would be done to provide adequate water Slips 11-50 which are more

likely to be used by boaters. Perhaps annual dues for these ten Slip Owners could be waived as long as their slips are not dredged. For the record, Eric disagreed with this approach.

- Do nothing right now. Let the slips fill like before until there is not enough water at MLT for most slips and repeat the full assessment and dredging

No decisions were made, but this will be an important topic for discussion in upcoming meetings.

Annual Dues Increase

It is clear that a lot of repair work lies ahead for our dock. Big items like maintenance dredging, electrical repair, and gate repair.

The Board unanimously voted to increase annual dues from \$400/year to \$500/year. It is the first increase to Dock Owners. This increase will add an incremental \$5,000 per year for maintenance issues, and help reduce future special assessments.

Invoices for 2017 annual dues will be mailed in early 2017 for \$500 per Dock.

The meeting was adjourned at 8:55pm.

APPENDIX A

2016: CURLEW LANDINGS DOCK ASSOCIATION**9/30/2016****12/31/2016****BUDGET****ACTUAL****ESTIMATE****INCOME:**

Annual Dock Assessments	\$ 20,000.00	\$ 19,600.00	\$ 19,600.00
Interest Income		\$ 4.56	\$ 5.76
Dredging Assessment	\$ 3,100.00	\$ 2,500.00	\$ 2,500.00
Late Fees	\$ -	\$ 65.00	\$ 65.00

TOTAL INCOME**\$ 23,100.00****\$ 22,169.56****\$ 22,170.76****EXPENSES:****Operating Expenses**

Insurance			
Statewide Condo	\$ 3,245	\$ 3,245.07	\$ 3,245.07
Old Republic (Board Member Bond)	\$ 138	\$ 138.00	\$ 138.00
Repairs & Maintenance	\$ 2,000	\$ 239.96	\$ 6,539.96
Professional Fees			
Legal Fees	\$ 1,900	\$ 1,770.00	\$ 1,770.00
Tax Prep	\$ 750	\$ 300.00	\$ 300.00
Taxes			
Fla. Dept. Env. Prot. (submerged land lease fee)	\$ 800	\$ 481.50	\$ 481.50
Florida Dept. of State (corporation dues)	\$ 62	\$ 61.25	\$ 61.25
Misc			
Office Expenses	\$ 150	\$ 68.72	\$ 68.72
Website	\$ -	\$ 128.85	\$ 128.85
Fire Safety (extinguishers / fire hose)	\$ 138	\$ 200.00	\$ 200.00
Utilities (Electric)	\$ 800	\$ 482.84	\$ 700.00
Fees / Misc	\$ 17	\$ 12.00	\$ 21.00

Total Operating Expenses**\$ 10,000****\$ 7,128.19****\$ 13,654.35**

Dredging Project

\$ 87,732.00

\$ 87,732.00

\$ 87,732.00

TOTAL EXPENSES**\$ 97,732.00****\$ 94,860.19****\$ 101,386.35****BALANCES**

BANK ACCOUNT

\$ 22,439.25

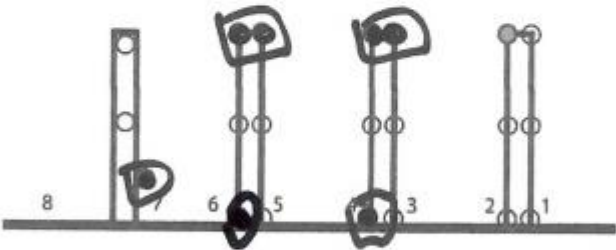
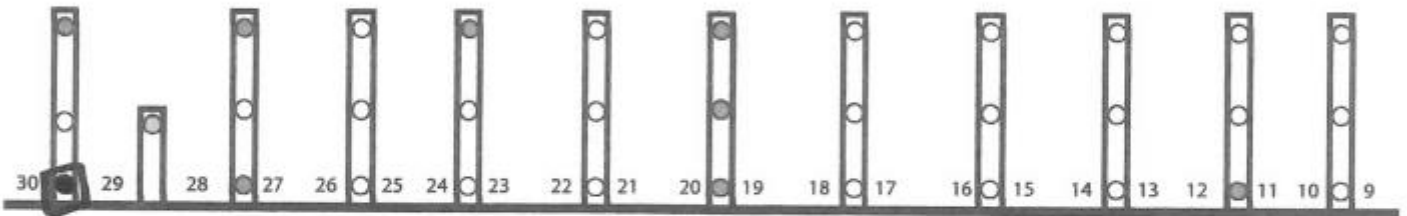
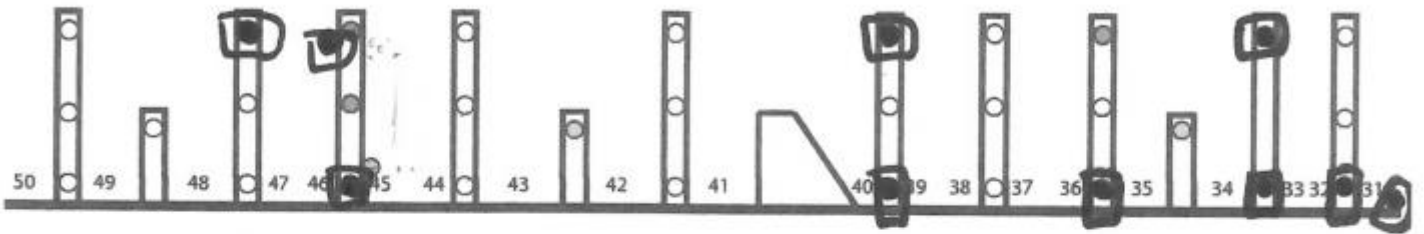
\$ 15,913.09

ACCOUNTS RECEIVABLE

\$ 600.00

\$ 600.00

Appendix B



Curlew Landings

Curlew Landings, Dunedin, FL 34698

👁️ Top Priority: ~~18~~ **18** DONE

● - Secondary Priority: 13

Appendix C

M&T

