

CURLEW LANDINGS

Dock Owners' Association

4Q-20 Board of Director's Quarterly Meeting Minutes (via ZOOM)

Meeting: October 29, 2020

Directors Present: Dana Windhorst, Robert Megiel, David Newman

Other Officers Present: Jim Beaty, Mike Brooker

Document Date: November 17, 2020

Author: Jim Beaty – Secretary / Treasurer

Call to Order

The meeting was called to order at 9:45pm.

Establishment of Quorum

A quorum was established.

Review and Approval of Last Meeting Minutes

MOTION PASSED: The 7/23/2020 3Q-20 Board of Director's Meeting minutes were approved.

Treasurer's Report

Jim noted that the 2020 Outlook and 2021 Budget were just reviewed in the Annual Meeting held just prior.

Notice of Preservation (MRTA)

A "Notice of Preservation of the Declaration of Covenants, Conditions and Restrictions for the Curlew Landings Dock Association, Inc." was recorded by the Pinellas County Clerk of Court on August 4, 2020. This notice includes:

- Preservation Document dated July 2020
- Certificate of Authenticity (dated July 2020) as to the:
 - Articles of Incorporation, dated February 1991
 - Bylaws, dated February 1991
 - Certificate of Amendment to the Bylaws, dated July 2001

This document will be posted on the CLDA website.

As required by Florida Statute Section 720.303(2)(e), consideration was given to the need for a Notice of Preservation. It was noted in this meeting that, barring any future changes to the Florida Statutes that would change the preservation requirements, the BoD must initiate, no later than the BoD meeting that follows the 2049 annual members meeting, a new Notice of Preservation Package in order to meet the deadline of 03 August 2050 to preserve the CLDA covenants from extinguishment.

Board Member Resignation and Nomination of Replacement

Ed Land submitted his resignation from the Board of Directors because he is moving out of Curlew Landings. Case Fessler volunteered for this open position. Dana Windhorst nominated Case to be appointed to the Board of Directors to fill the remaining term previously held by Ed Land. Robert Megiel seconded the motion.

MOTION PASSED: Case Fessler was appointed to the Board of Directors.

Election of Officers

All Officer positions are one-year terms and, as such, all Officer positions are open to be filled. The Secretary and Treasurer positions can be held at the same time by the same person.

MOTION PASSED: The following individuals were nominated and appointed by unanimous vote of the board to the following officer positions:

President: Dana Windhorst (Director)
Vice-President: David Newman (Director)
Secretary/Treasurer: Jim Beaty
Dock Maintenance Officer: Mike Brooker

Nominating Committee

The Bylaws require a Nominating Committee tasked to nominate a number of candidates for director to at least equal the number of open positions to fill at the next annual members meeting. The Board of Directors appointed this committee following a motion and a second: Dana Windhorst (Chair), Mike Brooker and Jim Beaty. This is a 1-year term, expiring at the conclusion of the next annual meeting (October 2021).

MOTION PASSED: Nominating Committee formed with Dana Windhorst (Chair), Mike Brooker and Jim Beaty.

Board of Directors Quarterly Meeting Schedule

The schedule for the coming year was proposed as:

4th Thursday of January
3rd Thursday of April
3rd Thursday of July
3rd Thursday of October [called to order immediately following Annual Members Meeting]

MOTION PASSED: A motion to adopt the above schedule was made and seconded, and a vote in favor was unanimous.

Old Business

- Dock Maintenance Officer Issues – discussed during the annual members meeting (finger pier repair, gate repair, common tie pile installation) (Open)
- No trespassing signs. Mike Brooker will look into custom signs. (Open)
- Sidewalk Trip Hazard. Discussed during the annual members meeting. (Open)
- Dredging. If the vote for the special assessment passes, the Board will hold a special meeting to vote on proceeding with the project. Some competitive bids are pending. (Open)
- Proposed bylaws and declaration of covenants amendments. See minutes of annual members meeting. (Open)
- Fueling on dock. An inquiry made to the EPA by the Secretary is pending a response. (Open)
- Minimum walking space on main dock. Dana Windhorst will query Loggerhead regarding this (where to find regulation). (Open)

New Business

None

Adjournment

The meeting was adjourned at 10:15pm