

CURLEW LANDINGS

Dock Owners' Association

1Q-21 Board of Director's Quarterly Meeting Minutes (via ZOOM)

Meeting: January 18, 2021

Directors Present: Dana Windhorst, Robert Megiel, David Newman

Other Officers Present: Jim Beaty, Mike Brooker

Document Date: February 2, 2021

Author: Jim Beaty – Secretary / Treasurer

CALL TO ORDER

The meeting was called to order at 7:05 pm, immediately following the conclusion of the 20-21 Annual Members Meeting.

ESTABLISHMENT OF QUORUM

A quorum was established.

APPROVAL OF PRIOR MEETING MINUTES

MOTION PASSED: The 10/29/2020 4Q-20 Board of Director's Meeting minutes were approved.

STANDARD AGENDA ITEMS

Treasurer's Report

Jim provided the final, actual 2020 financials as well as a proposal to revise the previously approved 2021 budget with current dredging spending and assessment assumptions.

As presented later in these minutes, the final dredging cost of \$131,547 was included as an expense and a total membership assessment of \$100,000 was included as income.

MOTION PASSED: The 2021 budget proposal was approved. It is presented in Appendix A, along with the 2020 Budget vs Actual finances.

Nominating Committee Report

The Nominating Committee had no updates to report. The committee, which has an objective of identifying new Board Directors when several positions become available at the end of 2021 includes Dana Windhorst, Mike Brooker and Jim Beaty.

Dock Maintenance Officer Report

Mike Brooker reported:

- All dock electrical code violations have been remediated
- A Request for Proposal to repair/replace the two dock gates was issued to 3 vendors. Two vendors, including the company which installed the current gates, declined to bid. We await a bid from the third company, Custom Iron Works.

A discussion followed about gate security and unidentified persons on the dock.

- It was agreed that this is a frequent issue and difficult to know if they do or do not belong.
- Mike is attempting to reengage the Pinellas County Crime Watch program which would enable the Sheriff's Office to engage the unknown people on the dock rather than home owners.
- The possibility of installing one or more cameras was raised without a decision.
- The possibility of banning fishing entirely was reviewed without a decision.
- Sue Carr suggested working with the HOA on this issue, as this involves trespassing on the neighborhood premises as a whole.

MOTION PASSED: Mike Brooker to discuss the issue with the HOA at their upcoming Board Meeting.

OLD BUSINESS

Finger Pier Repair

Mike Brooker has personally repaired the finger piers... THANKS MIKE!!! Topic closed.

Gate Repair

Nothing further than what was reported in the DMO report, above.

Common Tie Pile Installation

In accordance with previous meeting motions, Loggerhead Marine has been chosen to install missing common tie piles. No date has been set yet, though the work is captured in the 2021 budget. It was suggested and agreed to that this will be delayed until after dredging.

No Trespassing Signs

No updates... still an open item.

Sidewalk Trip Hazard

The HOA responded that this issue by the east gate will be addressed during the 2021 paving work.

Dredging

Dana presented the competitive bids for dredging. The Gator engineering study was provided to all other vendors for reference. Specifically:

- Dredge to 2.5' of water below MLT for all 50 slips
- Extend 10' beyond north border of lease. [+ 40' from dock]
- Remove 1,319 cubic yards of sediment
- Removal/disposal, mob/de-mob, permits, FDEP severance fees

Vendor	Bid
Gator Dredging	\$ 142,663 initial bid \$ 131,547 negotiated
C&M Dredging, Inc	\$ 202,568
ATL Diversified Industries	\$ 592,668
Doctor Dredge, LLC	Chose not to bid

MOTION PASSED: Gator Dredging selected to dredge in 2021.

Proposed Bylaws and Declaration of Covenants Amendments

The approved amendments, which were reviewed in the 2020-21 Annual Meeting minutes, will be formally prepared, signed, and filed.

Boat Fueling on Docks

No updates... still an open item.

Minimum Egress Space on Docks

No updates... still an open item.

NEW BUSINESS

Election of Secretary

Jim Beaty is stepping down from the Secretary position.

Stacy DeMarse has volunteered to fill the role of Secretary. No other nominations were received.

MOTION PASSED: Stacy DeMarse appointed Secretary by Proclamation.

ADJOURNMENT

MOTION PASSED: Adjourn the meeting.

The 1Q-20 Board of Directors Meeting was adjourned at 8:18pm.

APPENDIX A
2020 BUDGET vs ACTUAL & APPROVED 2021 BUDGET

CURLEW LANDINGS DOCK ASSOCIATION

	2020 BUDGET	2020 FINAL	2021 BUDGET
INCOME:			
DUES (PAST)	\$ 500.00	\$ 500.00	
DUES (CURRENT)	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
DREDGING ASSESSMENT [\$2,000/slip]	\$ -	\$ -	\$ 100,000.00
Late Fees	\$ 50.00	\$ 25.00	\$ -
Submerged Land Lease Fee (from non-homestead Sellers)	\$ 802.50		\$ 802.50
Interest Income	\$ 20.00	\$ 9.15	\$ 10.00
TOTAL INCOME	\$ 26,372.50	\$ 25,534.15	\$ 125,812.50
EXPENSES:			
DREDGING			
Engineering Study	\$ -	\$ 4,000.00	
Mob/De-Mob, Dredging, Hauling, Permits, Severance Fees			\$ 131,547.00
Insurance			
Statewide Condo. (general liability / E&O)	\$ 3,401.00	\$ 3,311.75	\$ 3,401.00
Prosure Group (Board Member Bond)	\$ 138.00	\$ 138.00	\$ 138.00
Repairs & Maintenance			
Dock Repairs	\$ 1,000.00	\$ 2,077.26	\$ 5,000.00
Electrical	\$ 12,000.00	\$ 17,614.00	\$ 2,000.00
Fire Safety (extinguishers / fire hose)	\$ 500.00	\$ 359.17	\$ 360.00
Professional Fees			
Legal Fees	\$ 5,000.00	\$ 4,514.00	\$ 2,000.00
Accounting & Tax Prep	\$ 415.00	\$ 418.99	\$ 315.00
Taxes			
Fla. Dept. Env. Prot. (submerged land lease fee)	\$ 802.50	\$ 963.00	\$ 802.50
Florida Dept. of State (corporation dues)	\$ 70.00	\$ 61.25	\$ 61.25
Office Expenses	\$ 150.00	\$ 603.59	\$ 600.00
Utilities (Electric)	\$ 1,100.00	\$ 812.69	\$ 1,100.00
Fees / Misc	\$ -	\$ 12.50	
TOTAL OPERATING EXPENSES	\$ 24,576.50	\$ 34,886.20	\$ 147,324.75
(+ / -)	\$ 1,796.00	\$ (9,352.05)	\$ (21,512.25)
ENDING RESERVE		\$ 36,232.98	\$ 14,720.73