

CURLEW LANDINGS

Dock Owners' Association

Board of Directors Special Meeting Minutes

Meeting: February 24, 2020

Directors Present: Jim Beaty, Dana Windhorst, Robert Megiel, Ed Land

Document Date: September 8, 2020

Author: Jim Beaty – Secretary / Treasurer

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

Establishment of Quorum

MOTION PASSED: Quorum was established.

Special Meeting Agenda Items

Discussion and Vote on Electrical Systems/Circuits Resolution. As background, two motions were approved in the 1/28/20 Quarterly Meeting:

Common Dock Electric: Accept Sunrise Electric's proposal and quotation to repair the common dock electric. Such work would be the responsibility of the Dock Association.

50 Individual Slip Electric: Promulgate a rule requiring the electric service of all slips to meet current code. Such work would be the responsibility of the Individual Dock Owners.

A Resolution entitled "Electrical Systems/Circuits" was drafted by the Association's attorney. This document was reviewed.

MOTION PASSED: Accept the Resolution as-is, execute it with signatures, and provide notice to all Slip Owners

APPENDIX A presents the signed Resolution, which is also posted on the website at the following address:
<https://www.curlewindingsdock.com/bylaws>

APPENDIX B presents the 2/29/20 notification to all Slip Owners advising them of the Resolution.

The meeting was Adjourned at 8:00pm.

Appendix A

CURLEW LANDINGS DOCK ASSOCIATION, INC. ELECTRICAL SYSTEMS/CIRCUITS

Upon motion duly made by Robert Megiel, duly seconded by Ed Land, the following Resolution regarding the policy of the Board of Directors was adopted by at least a majority vote of the Board of Directors.

WHEREAS, CURLEW LANDINGS DOCK ASSOCIATION, INC. ("Association"), is the entity charged with the operation and maintenance of the dock facilities known as Curlew Landings Docks, and is empowered to enforce the Association's governing documents; and

WHEREAS, it is recognized that Members have certain electrical components that are a part of and incorporated into the Association's electrical panel servicing the dock facilities and individual docks; and

WHEREAS, the Association is having work performed on the electrical panel by a licensed electrician and this will require all of the individual breakers to be removed; and

WHEREAS, the individual breakers will be replaced with new code compliant breakers at common expense of the Association and will thereafter be maintained as a common expense of the Association; and

WHEREAS, individual Members will be given the opportunity to keep their existing breakers for their own personal use but shall not be permitted to re-incorporate them into the Association's electrical panel or use same anywhere within Curlew Landings Docks; and

WHEREAS, the Association wishes to ensure that all electrical wiring and other electrical components installed and utilized in connection with the Curlew Landings Docks are code compliant and safe and insurable; and

WHEREAS, Article VI, Section 4, of the Declaration of Covenants, Conditions, Restrictions and Easements of Curlew Landings Docks recorded at Official Records Book 7500, Page 1225 et seq. of the Public Records of Pinellas County, Florida provides that no Member shall maintain anything on the common areas in such a way that may increase the rate of insurance or otherwise cause a lapse in insurance on the common areas; and

WHEREAS, Article VII of the By-Laws of the Association grants the Board of Directors the power to adopt reasonable rules and regulations governing the use of the docks;

NOW, THEREFORE, be it resolved by the Board of Directors of CURLEW LANDINGS DOCK ASSOCIATION, INC., in a regularly scheduled meeting this 24th day of February, 2020:

1. The above findings of fact are hereby incorporated into this Resolution.
2. All installations in individual slips of new lighting or boat lift installation/replacement shall not commence unless the prior written approval of the Board of Directors is obtained following

Appendix A (cont)

submission of plans and/or documents adequately describing the work to be done. All work requiring permits shall be properly permitted.

3. All work associated with any individual Member's electrical system/circuit shall be performed only by a licensed and insured electrician; except that work that does not contact and concern the electrical connections and components themselves and would not create an electrical fire hazard if improperly installed or maintained may be replaced or repaired by the Member. Members are responsible to ensure that all electrical components and the electrical system/circuit servicing their docks meet with and remain in compliance with all current electrical codes and safety regulations at all times.

4. All electrical components and wiring associated with a Member's dock and its electrical system/circuit shall be brought up to current code in accordance with the rules outlined above, or disconnected from the electrical panel/breaker until or unless these requirements are met, within three (3) months of the date this resolution is adopted.

5. Any wiring installed or replaced after the date this resolution is adopted shall not extend downward from the bottom of the dock in such a way that it could be affected or disturbed by dredging operations.


6. Members are granted an easement for their personally-owned electrical wiring and components attached to common areas/structures up to the circuit breakers on the electrical panel which are maintained by the Association for the benefit of all Members and for purposes of maintenance and repair of same. This easement is conditional upon Members properly maintaining their electrical systems/circuits and the components and wiring in compliance with applicable code and safety regulations and the Association may disconnect same where in violation of the rules and regulations set forth herein.

A copy of this Resolution shall become a part of the corporate records of the Association, and shall be kept with the other policy resolutions and supplement the rules and regulations of the Association.


This Resolution shall be signed by the President of CURLEW LANDINGS DOCK ASSOCIATION, INC. and a copy of this Resolution shall be furnished to all Members and be placed with their governing documents.

CURLEW LANDINGS DOCK
ASSOCIATION, INC.

By:


DANA WINDHORST, President

ATTEST:


JIM BEATY, Secretary

Appendix B

Subject: New Electrical Systems Safety Policies

Date: Saturday, February 29, 2020 at 11:02:02 AM Eastern Standard Time

From: Curlew Landings Dock Assn. <curlewlendingsdock@gmail.com>

To: Curlew Landings <curlewlendingsdock@gmail.com>

BCC: jimbeaty1@gmail.com <jimbeaty1@gmail.com>

CLDA Members,

The BoD held a special meeting on Monday, 24 Feb, to deliberate and vote on the new resolution regarding electric safety issues on our dock. The resolution passed on a unanimous vote and is now in effect. Please read this email, and the new resolution, before performing any electrical-related work on your boat slip. Please see the Electric SystemsCircuits Resolution here:

<https://www.curlewlendingsdock.com/bylaws>

To summarize, the resolution/policy establishes:

1. All installations on individual slips of new lighting and installations of new/replacement boat lifts must be pre-approved by the BoD and properly permitted. It was clarified at the meeting that installations of small, low-illumination solar-powered lights that do not require an electrical circuit do not require pre-approval.
2. Work on members' electrical systems that requires contact with electrical current/components must be done only by a licensed and insured electrician. One member put this quite simply: If a reasonable person (and we have no unreasonable people here!) would expect this work to be done only with the current/breaker turned off in order to ensure no live current in the system, then it requires a licensed and insured electrician. Please contact the BoD if there are questions in interpreting this section.
3. All electrical systems on the dock, including those owned by members, must be brought up, and maintained, to current electrical code. This requirement must be met within 3 months of the passage, on 24 Feb 2020, of this resolution.
4. Any new wiring must be installed in such a way that it cannot "be affected or disturbed by dredging operations. This is to prevent, for instance, electrical conduit being laid on the sea floor of slips when connecting two lift motors, as they invariably get destroyed with slip dredging. This does *not* require slips currently wired that way to be changed/upgraded.
5. The resolution clarifies that when members attach their personally-owned electrical components to the CLDA common property (e.g., an electrical conduit attached to the dock structure), it does not affect ownership -- members retain ownership of those components. The exception is that all current breakers will be replaced and the new ones will be the common property of the CLDA. The old breakers will be returned to their owners who want them, but those owners must indicate their desire to pick up their breakers. We have a running list of those who have indicated this preference, and Sunrise Electric will mark each breaker with its slip number(s) as it is removed. Slip owners whose slips' electrical systems are shared with other slips (to the same breaker) will need to work this out among themselves (e.g., if two owners claim the same breaker).

Please reply to this email if you have questions.

Dana Windhorst
President, CLDA