

CURLEW LANDINGS

Dock Owners' Association

Quarterly Meeting Minutes Q2-20

Meeting: April 21, 2020

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

Document Date: April 23, 2020

Author: Jim Beaty – Secretary / Treasurer

The meeting was called to order at 7:00 pm. Due to the COVID-19 pandemic, the meeting was conducted virtually via ZOOM.

Establishment of Quorum

MOTION PASSED: Quorum was established.

Approval of Last Meeting Minutes

MOTION PASSED: The Q2-2020 quarterly meeting minutes were approved.

Treasurer's Report

Jim presented a review of financials, showing the annual budget, year-to-date, and estimated end of year outlook. This is presented in Appendix A.

Only 1 annual dues invoice has not yet been paid. Most “fixed expenses” for the year have already been paid. The Electrical Expense is over budget, due to the unanticipated replacement the line from the street to the main panel. There will be additional spending for Dock Maintenance and Legal Fees (Bylaws/Declarations Ammendment/MRTA). Discussion of these expenses can be found later in these meeting minutes.

Dock Maintenance

The finger pier at slips 19/20 requires repair and the 7 missing community-owned common tie piles that were requested have yet to be replaced. Speeler Foundations, Inc. had agreed to install the common tie piles and repair or reinforce the 19/20 finger pier while the company was here installing a boat lift for a member. Speeler did not accomplish the pile installation or finger pier replacement at that time, saying they were behind schedule (the work for the Association was a late add-on to the previously scheduled lift installation). On 20 Apr 2020, the Directors received an email from Speeler stating that the company has elected to not bid any future projects at Curlew Landings. Their employee, Chase, had suggested doing it himself on the side.

ACTION: Dana to contact Chase with Speeler, as well as other dock building companies (e.g., Priority Marine) regarding the finger pier repair and tie pile installation (see item under Old Business).

There are missing and wrong-sized planks on some finger piers.

ACTION: Jim to order planks: Evergrain 2"x6"x12' Cape Cod Grey

OLD BUSINESS

Electrical Upgrade. This work has been completed. All Association-owned electric conforms with current code. A new line was run from the street to the main panel, as the old one was discovered to be damaged and unsafe. Lines from the main panel to the east and west dock panels were repaired and secured per code. The main panel was replaced, as were the east and west dock panels. All panels now have GFI protected breakers at the proper voltage rating.

MOTION PASSED: This agenda item has been closed.

Dock Access Issues. The east gate still does not always close and lock properly. Steve Schuller has suggested the materials necessary for a permanent fix, including a "panic-bar" on the inside rather than a lever, reducing the likelihood of tampering. Work delayed due to COVID-19 quarantine.

ACTION: Mike Brooker to discuss with Steve Schuller.

Trespassing. The Pinellas County Sherriff advised us not to personally confront strangers who appear to be trespassing on the dock, but to let the Sherriff's Office know.

ACTION: All Members. If you see a suspicious person(s) on the dock, call the non-emergency number of the Pinellas County Sherriff at **727-582-6200**

Consideration of Management Company. This was investigated and found to be not cost-effective.

MOTION PASSED: This item has been closed.

Dock Maintenance Officer. Mike Brooker has volunteered to be the first Dock Maintenance Officer. Mike has already helped out with various dock maintenance, including recently securing the east and west walkway railings.

MOTION PASSED: Mike elected as DMO

Sidewalk Trip Hazard. A sidewalk section near the east gate continues to be a trip hazard and needs to be re-set to level. Dana has been in contact with the HOA and its management company, Ameritech, for their help but no work has been done; he will reach out again.

Common Pile Installation. There are still several "Tie-Piles" that need to be installed. As Speeler has declined the project, we need to get other quotes.

Covenants & Bylaws Amendments. The 2020 Budget provided LEGAL FEES funding for revision of the Association's Bylaws and Declaration of Covenants. The BoD anticipates amendments regarding insurance requirements and the date of the annual members meeting (should be early enough to be able to complete certain requirements by the end of January IAW the governing documents, so the annual meeting in conjunction

with the October regular BoD meeting is suggested).

ACTION: Directors: prepare a list of proposed changes; those deemed necessary by the BoD will go to the CLDA attorney for review for form and wording, followed by a vote of the membership at a special members meeting or the annual members meeting.

Fire Insurance. The Bylaws call for full replacement value of the dock in case of fire. After investigation, it was found that dock associations do not carry this type of insurance due to its extremely high premium costs.

ACTION: Prepare proposed Bylaws Amendment to change this requirement.

Liability Insurance Adequacy. We need to determine if the current liability coverage is adequate.

Insurance Requirements for Members. A requirement for Members to carry liability insurance for their boats will be part of the upcoming Bylaws amendment proposals.

ACTION: Prepare proposed Bylaws Amendment to require this.

NEW BUSINESS

Marketable Record Title Act (MRTA). The 30-year deadline to preserve the Declaration of Covenants via a Notice of Preservation is February 25, 2021.

MOTION APPROVED: Proceed with MRTA Notice of Preservation before year-end.

BOD Quarterly Meeting Schedule. The schedule approved at the last (Q1) BoD meeting conflicted with the community's Tuesday Game Nights. Proposal to change it from Tuesdays to Thursdays was discussed.

MOTION APPROVED: Quarterly BOD schedule is changed to: 4th Thursday of January; 3rd Thursday of April, July and October.

Dredging.

As stipulated in our Bylaws, the Board of Directors has an **obligation to maintain slips "comparable to original condition at time of construction, excepting normal wear & tear"**.

A review of the deteriorating available water level over time was presented in the Annual Member's Meeting and is included in those meeting minutes. The data firmly establishes the need for dredging action to reasonably attempt to maintain slips in something comparable to their original condition in terms of depth. It was noted that the original depth condition cannot be known for certain without objective depth records from the time of construction.

Dredging options discussed were:

1. **Do nothing.** Only if the membership votes not to fund dredging. We can't dredge without funds for it.
2. **Full dredge as we did 4 years ago.** Then again in another 2-4 years or whenever the membership decides it's time.

3. **Full dredge... then periodic maintenance dredging of the first few slips (1-10? 1-15?). These are the ones that fill in first; dredging these on a more frequent maintenance schedule will improve their usability and may provide sump protection for all the downstream slips, delaying sediment deposition there.**
4. **Dredge only the first few slips.** This would provide some relief to the east-most slips, even if temporary, as well as “sump-protection for the rest of the slips. This obviously would not improve the current sediment levels in any of the other slips, but might delay continued fill-in.

ACTION: Directors: Provide a list of specific options, with price quotations, to then be voted on by the Members.

Q&A / MEMBER COMMENTS.

Questions and Comments were submitted by members and answered by the BOD, as noted below:

- “Please provide forecast (Outlook) meaning for future 2020 spending”
 - Appendix A shows Budget, YTD and “Year-End Outlook” by item. The latter provides a best estimate of future 2020 spending for the following items.
 - Dock Repairs. Adding tie pilings as noted in previous minutes; Repair finger pier at slips 19/20; repair gates to secure closure and locking.
 - Legal Fees. Amend Bylaws and Declaration of Covenants; File MRTA Notice of Preservation
 - Utilities. Electric usage for remaining months
- What is the non-emergency phone number for the Pinellas County Sherriff Department?
 - 727-582-6200
- Can we have a copy of the Bylaws?
 - The Bylaws and Declaration of Covenants, along with many other important documents, are posted on our website: www.curlewindingsdock.com
- Do the Bylaws or Covenants state anything about fueling boats while in our marina?
 - Not specifically, but they are clear that Members cannot do anything on a dock that could lead to cancellation of insurance or increased insurance premiums. Fueling of boats while docked in our marina should be reviewed for possible inclusion in the upcoming Amendment of Bylaws and Covenants.
- Is there any further insight into the new Sterling Greenspace regarding Dunedin’s help with dredging?
 - Nothing

- Can we email questions to the Board of Directors?
 - Absolutely. There is a form to send a message on our website; use the “Contact” link. You can also send an email directly via curlcelandingsdock@gmail.com, but we might have our attention drawn to it sooner if you use the message form.
- Given the quick deterioration of available water in the lower slips following the last dredging, does dredging really help?
 - The benefit to the shallower slips was obviously shorter-lived. The benefit was more sustained in slips further westward. Complicating matters, since dredging costs are based on the area of soil removed, the shallower slips contributed to the lion’s share of the total cost of the project.
- Most comments received from Members at the meeting regarding dredging were positive, ie: “this is a boating community”, “please dredge”, etc.
- “We must make sure that dredging does nor harm the sea wall”.... “I think past dredging did hurt the sea wall”... “can we coordinate with the HOA with regard to the sea wall”?
 - We are coordinating with the HOA. Jim is on a HOA subcommittee for long term maintenance and has been assigned the sea wall review. Three vendors have recently inspected the sea wall and found it to be in good shape, recommending on the CAP maintenance and additional “weep hole” drainage. An Engineering Study has been commissioned, and a request to consider dredging impact can be added to that study.
- “there may be other ways to reduce sediment build-up, such as mangroves and consideration of how to deflect the flow of water as it exits the bridge”.

Appendix A.

	BUDGET	YTD	YEAR-END
		4/20/20	OUTLOOK
INCOME:			
2019 Dues	\$ 500.00	\$ 500.00	\$ 500.00
2020 Dues	\$ 25,000.00	\$ 24,500.00	\$ 25,000.00
Late Fees	\$ 50.00	\$ 25.00	\$ 25.00
Submerged Land Lease Fee	\$ 802.50		
Interest Income	\$ 20.00	\$ 4.65	\$ 20.00
TOTAL INCOME	\$ 26,372.50	\$ 25,029.65	\$ 25,545.00
EXPENSES:			
Statewide (liability/E&O)	\$ 3,401.00	\$ 3,311.75	\$ 3,311.75
Prosure (Board Member Bond)	\$ 138.00	\$ 138.00	\$ 138.00
Dock Repairs	\$ 1,000.00	\$ 634.14	\$ 2,000.00
Electrical	\$ 12,000.00	\$ 17,614.00	\$ 17,614.00
Fire Safety	\$ 500.00	\$ 359.17	\$ 359.17
Legal Fees	\$ 5,000.00	\$ 1,275.00	\$ 5,000.00
Accounting & Tax Prep	\$ 415.00	\$ 315.00	\$ 315.00
Fla. Dept. Env. Prot.	\$ 802.50		
Florida Dept. of State	\$ 70.00	\$ 61.25	\$ 61.25
Office Expenses	\$ 150.00	\$ 204.11	\$ 204.11
Utilities (Electric)	\$ 1,100.00	\$ 178.75	\$ 1,100.00
Fees / Misc	\$ -		
TOTAL OPERATING EXPENSES	\$ 24,576.50	\$ 24,091.17	\$ 30,103.28
(+ / -)	\$ 1,796.00	\$ 938.48	\$ (4,558.28)
BANK ACCOUNT BALANCE		\$ 46,652.87	\$ 41,181.00