

CURLEW LANDINGS

Dock Owners' Association

2018 Annual Meeting Minutes

Meeting: February 20, 2018

Directors Present: Mike Hendrickson, Scott Peterson, Robbin Olson, Jim Beaty, David Newman

Dock Owners Present: 13 of 50

Document Date: February 21, 2018

Author: Jim Beaty – Secretary / Treasurer

The meeting was called to order at 7:00 pm. Proof of the meeting notice was presented.

Election of Board Member

Eric Carson has moved, leaving one open Board directorship.

A call-for-nominations was included with the meeting notices. One nomination was received: David Newman, owner of Dock 1.

A call-for-nominations was made to the floor. No new nominations were received.

David Newman was elected to a 2-year term as a Board Director, effective 2018 & 2019.

Board positions were confirmed: Michael Hendrickson, President. Robbin Olson, VP. Jim Beaty, Secretary Treasurer; Scott Peterson, Director; David Newman, Director.

As a note: Jim Beaty is in the final year of his second 2-year term; Michael Hendrickson, Scott Peterson and Robbin Olson are in their final year of their first 2-year terms. This will leave 3 Director positions open for at the 2019 annual meeting.

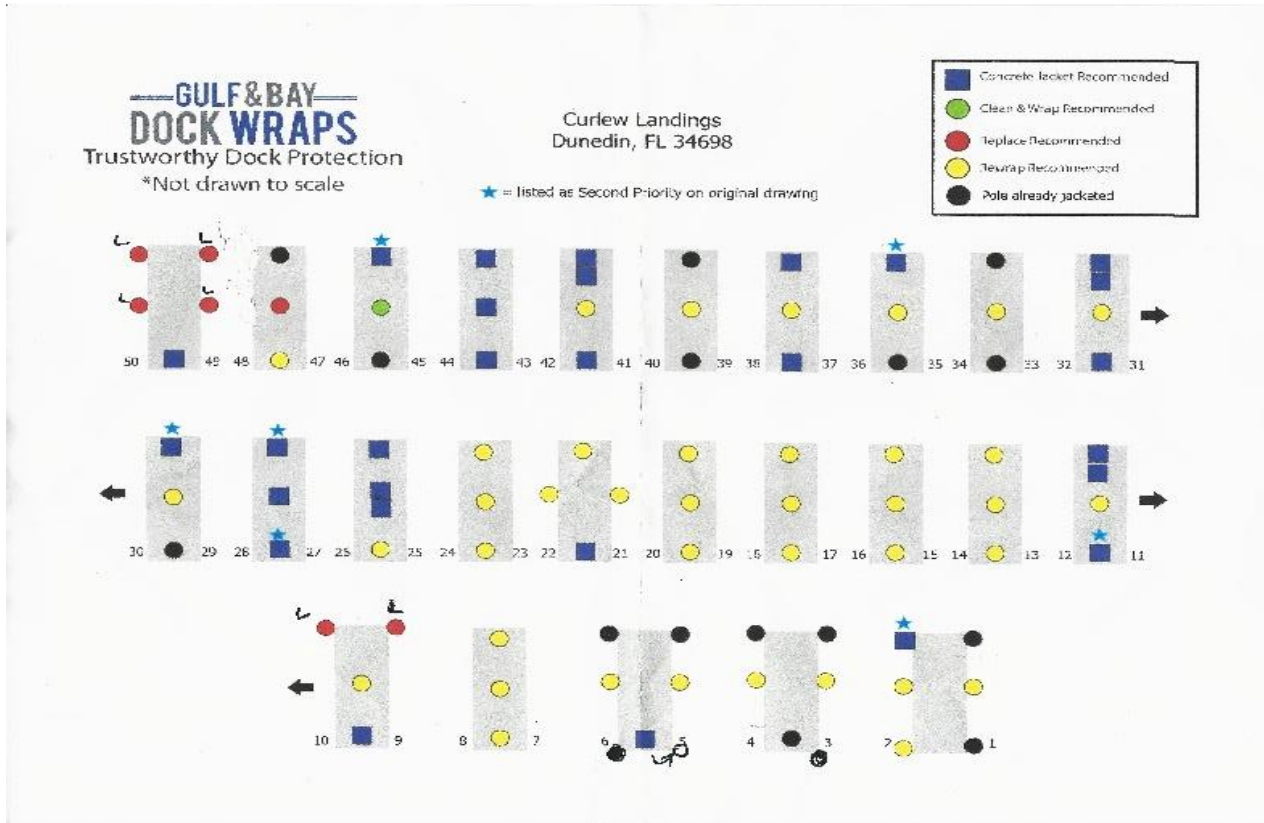
Repair Update.

Electric.

- Both dockside electric breaker panels were replaced at a cost of \$1800.
- The Board is responsible for electricity up to the 2 dockside breaker panels... including associated common lighting.
- Dock Owners are responsible for electricity from the breaker panels to their docks, including their own breaker in the breaker panel.
- Some owners are using circuit breakers which are not up to current codes.
- **A motion was made, seconded, and approved for the following:**
 - **Modify the Bylaws/Declarations causing the Owners to comply with all current electric codes (no grandfathering).**

Finger Pier Piling

- Phase 1 was completed In late 2016, when many piles in critical shape were repaired by Gulf & Bay Dock Wraps which installed concrete jackets.
- Phase 2 was planned for 2018, and would complete the repair of all remaining finger pier pilings which are repairable. A new evaluation of finger pier pilings was completed in February 2018 by the same vendor, which recommended completing the work with a combination of cleaning, rewrapping in plastic, and installation of concrete jackets (depending on the severity of the piling damage). The quote was for \$15,930.



- **A motion was made, seconded, and approved for the following:**
 - **Proceed with the Gulf & Bay proposed repairs at a cost of \$15,930**
- Phase 3 would address 3 finger piers which have missing or unrepairable pilings. (piles which have lost too much wood cannot be salvaged even with a concrete jacket).
 - Pier 9-10 is missing its north pile. It is being held up by neighboring personal lift piles which happen to be unrepairable.
 - A replacement pile was approved by the Board previously and is to be carried out in April at a cost of \$550.00.
 - Pier 47-48 has an unrepairable middle pile.

- Pier 49-50 is missing its north and middle piles. Worse, the pier is being suspended by unreparable personal lift piles of Dock 49 and of Dock 50.
- **A motion was made, seconded, and approved for the following:**
 - **Install 1 new middle pile on Pier 47-48**
 - **Install 1 new middle pile and 1 new north pile on Pier 49-50**

2018 Budget and Financial Update

The table below shows:

2017 budget vs 2017 actual
2018 proposed budget
2018 year-to-date

The final delinquency from the 2016 dredging project has been satisfied.

There is one Dock Owner which still has not paid their 2017 dues. If not paid sooner, an 18% per annum fine will be imposed on 4/15/18, as stipulated in the Dock Association Bylaws.

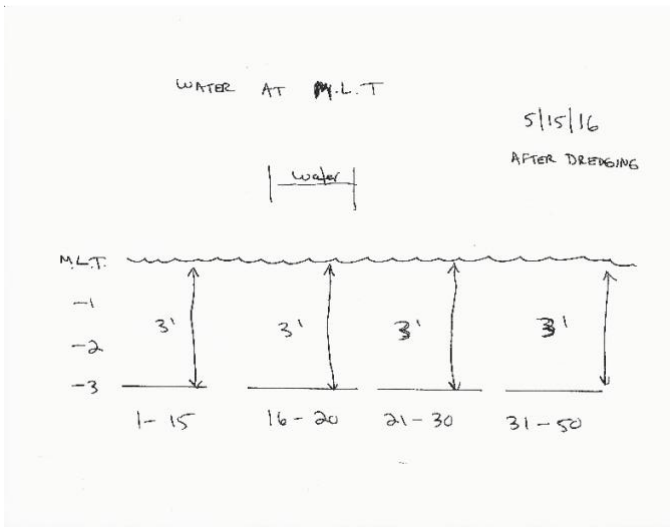
Several Dock Owners have not yet paid 2018 dues, which are due in full on March 15. If not paid sooner, a 5% late-fee will be imposed on 4/15/18, as stipulated in the Dock Association Bylaws.

- **A motion was made, seconded, and approved for the following:**
 - **Accept the Proposed 2018 Budget**
- **A motion was made, seconded, and approved for the following:**
 - **Impose a lien on the 2017 delinquency**
- **A motion was made, seconded, and approved for the following:**
 - **Institute a procedure for late payments: 30-day notice statement, 60-day warning, 90-day lien imposition.**

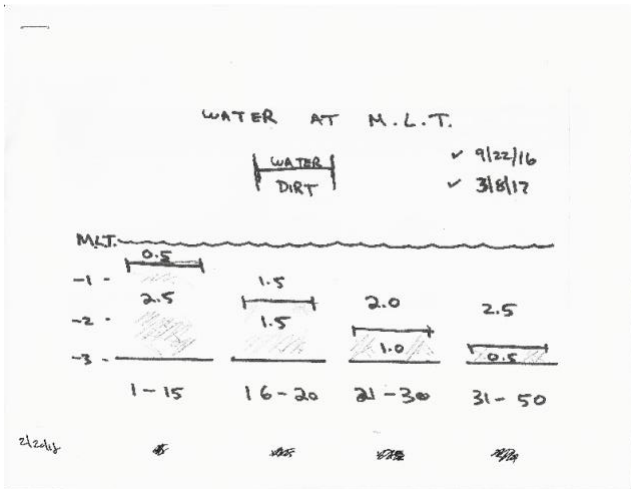
| | 2017 BUDGET | 2017 ACTUAL | 2018 BUDGET | 2018 YTD |
|----------------------------------|---------------------|---------------------|----------------------|---------------------|
| INCOME: | | | | |
| 2018 Dock Assessments | | | \$ 25,000.00 | \$ 9,500.00 |
| 2017 Dock Assessments | \$ 25,000.00 | \$ 24,500.00 | \$ 500.00 | |
| 2015 Dredging Assessment | \$ 600.00 | \$ 45.00 | \$ 555.00 | \$ 555.00 |
| Submerged Land Lease Fee | \$ 750.00 | \$ 450.00 | \$ 802.50 | |
| Interest Income | \$ 6.00 | \$ 4.87 | \$ 6.00 | \$ 1.19 |
| Late Fees | \$ - | \$ 55.00 | \$ 25.00 | |
| TOTAL INCOME | \$ 26,356.00 | \$ 25,054.87 | \$ 26,888.50 | \$ 10,056.19 |
| EXPENSES: | | | | |
| Insurance | | | | |
| Statewide Condo | \$ 3,245 | \$ 3,244.53 | \$ 3,245.00 | \$ 3,243.44 |
| Old Republic (Board | | | | |
| Member Bond) | \$ 138 | \$ 138.00 | \$ 138.00 | \$ 138.00 |
| Repairs & Maintenance | \$ 7,000 | \$ 1,251.13 | \$ 20,000.00 | \$ 2,641.70 |
| Professional Fees | | | | |
| Legal Fees | \$ 3,500 | | \$ 3,500.00 | |
| Tax Prep | \$ 300 | \$ 300.00 | \$ 300.00 | |
| Taxes | | | | |
| Fla. Dept. Env. Prot. | \$ 800 | \$ 321.00 | \$ 963.00 | |
| Florida Dept. of State | \$ 62 | \$ 61.25 | \$ 61.25 | \$ 61.25 |
| Misc | | | | |
| Office Expenses | \$ 150 | \$ 26.80 | \$ 100.00 | \$ 34.43 |
| Website | \$ - | \$ - | | |
| Fire Safety (extinguishers / | | | | |
| fire hose) | \$ 138 | \$ 200.00 | \$ 200.00 | \$ 229.52 |
| Utilities (Electric) | \$ 800 | \$ 751.05 | \$ 800.00 | \$ 78.06 |
| Fees / Misc | \$ 17 | \$ 3.00 | \$ 10.00 | |
| TOTAL OPERATING EXPENSES | \$ 16,150 | \$ 6,296.76 | \$ 29,317.25 | \$ 6,426.40 |
| TO RESERVES | \$ 10,206.00 | \$ 18,758.11 | \$ (2,428.75) | |
| BALANCES | | | | |
| BANK ACCOUNT BALANCE | | \$ 35,383.80 | \$ 32,955.05 | \$ 39,014.00 |

Water Level & Dredging Update

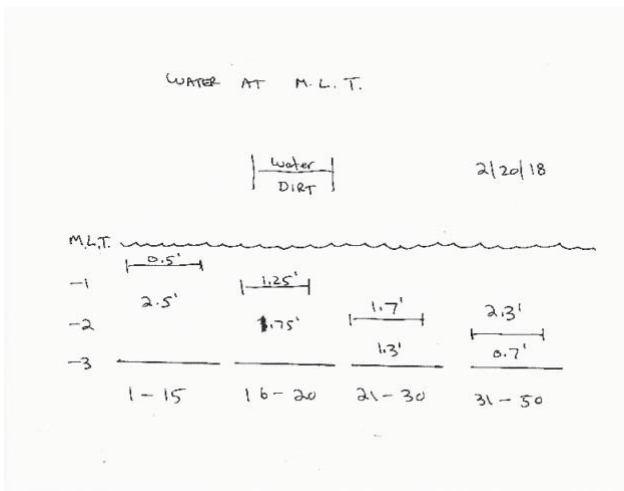
The following images show the available water level at “mean-low-tide” since the 2016 dredging:



All slips have 3' of water



In less than 6 months, the eastern slips has significant fill



A year later, there was very little change

Four possibilities for future action were discussed.

1. Never dredge Slips 1 through 15 (nor assess them in any future dredging of 16 through 50)
 2. Dredge as needed to maintain at least 1.5' available water at mean-low-tide in every slip
 - a. This would be more frequent dredging on Slips 1 through 20. Quick estimate would raise everyone's dues by ~ \$500 annually.
 3. Dredge now to get all slips back to 3' available water at mean-low-tide. Quick estimate would mean another \$2,000 assessment.
 4. Do nothing until situation worsens. By default, this was the choice.
- **A motion was made, seconded, and approved for the following:**
 - **Do nothing at this point. Reevaluate if and when the situation worsens.**

Bylaws / Covenants

The following documents are located on www.curlewlandingsdock.com:

- a. Bylaws
- b. Quit Claim Deed
- c. Covenants, Conditions, Restrictions, Easements

The last document presents the key responsibilities of Dock Owners, which were quickly reviewed. Discussion ensued proposing possible modifications such as:

- Requiring current boat insurance
 - Requiring current boat registration
 - Ensuring all electrical is up to current codes
 - Boat and lift in safe, working order
- **A motion was made, seconded, and approved for the following:**
 - **Conduct a workshop to identify and confirm what changes should be made.**
 - **Consider documents from other residential marinas**
 - **Review these changes with the Attorney**
 - **Conduct a Dock Owner vote on proposed changes (75% approval required**
 - **Scott Peterson to take lead on the workshop.**

The meeting was adjourned at 9:10pm.