

CURLEW LANDINGS

Dock Owners' Association

2017 Quarterly Meeting Minutes

Meeting: August 29th, 2017

Board of Directors Present: Mike Hendrickson, Scott Peterson, Jim Beaty

Dock Owners Present: ~12 of 50

Document Date: August 31st, 2017

Author: Michael Hendrickson – President

The meeting was called to order at 7:03 pm.

Approval of Past Minutes

The prior meeting minutes were not available. Scott motioned to continue without prior meeting minutes approved, Jim seconded.

Financial Update.

A copy of the current financials can be found on Appendix A.

As of 8/29/2017, Curlew Landings Dock Owners Association (CDLA) has:

- Has an Accounts Receivable of \$1,080, one "past-due" from the dredging assessment and one "past-due" for annual assessment with late fee.
- Has a bank balance of \$36,223.00.
- Expects to have a bank balance of \$29,723 at year end... or \$1,080 more than that upon collection of past-due.

Ad-Hoc Improvements

- Replaced missing finger pier boards along dock .
- Repairs were made to the gates to ensure they close correctly.

Water Line

At some point the main dock pilings were replaced. When they were replaced the original dock pilings were cut. We are seeing areas under the dock where the original cut pilings are pulling away from the dock and resting on the water-lines. We need to get quotes to have these removed and the water-lines repaired and re-attached to the dock.

Critical Piling Repair

We are moving forward with Phase 2 of wrapping the wood pilings that are deteriorating.

We will have Gulf & Bay Dock Wraps come back out and re-survey the pilings including the private owned boat lift pilings to determine the next set of pilings to wrap. The previous quote was for a cost of \$300/piling, we will need to get this re-quoted.

A map of common pilings on the finger piers is presented in Appendix B.

Would you like **your boat lift pilings** repaired also? Contact the vendor directly and arrange your pilings to be repaired. It will be at your personal cost, call: Gulf & Bay Dock Wraps; Courtney Thompson (Office Manager); 678-936-9890.

Water Level Update

Current water levels at Mean Low Tide (MLT) are shown in Appendix C.

When dredging was completed in May 2016, each slip was dredged to 3' below MLT(Mean Low Tide). At an average low tide... every slip 1 through 50 had 3 feet of water.

The last measurement showed the depths as follows:

Slips (1-10) = 0' at MLT

Slips (11-20) = 1.5' at MLT

Slips (21-30) = 2.0' at MLT

Slips (31-50) = 2.5' at MLT

New Business:

Jim motioned to get two quotes to evaluate the condition of and if necessary repair our electric panel and the electrical lines running to the docks. Scott Seconded the motion all agreed.

It was agreed to get a quote to update our By-Laws. This may require selecting a committee for this project.

The meeting was adjourned at 8:30pm.

Appendix A

Income:	Budget	8/28/2017 ACT
Annual Dock Assessments	\$ 25,000.00	\$ 24,500.00
Dredging	\$ 600.00	\$ 75.00
Submerged Land Lease Fee from Sellers	\$ 750.00	\$ 450.00
Interest Income	\$ 6.00	\$ 2.83
Late Fees	\$ -	\$ 55.00

Total Income	\$ 26,356.00	\$ 25,082.83
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Expenses:

Insurance		
Statewide Condo	\$ 3,245.00	\$ 3,244.53
Old Republic (Board Member Bond)	\$ 138.00	\$ 138.00

Repairs and Maintenance	\$ 7,000.00	\$ 1,028.47
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Professional Fees		
Legal Fees	\$ 3,500.00	\$ -
Tax Prep	\$ 300.00	\$ 300.00

Taxes		
Fla. Dept. Env. Prot. (submerged land lease fee)	\$ 800.00	\$ -
Florida Dept. of State (corporation dues)	\$ 62.00	\$ 61.25

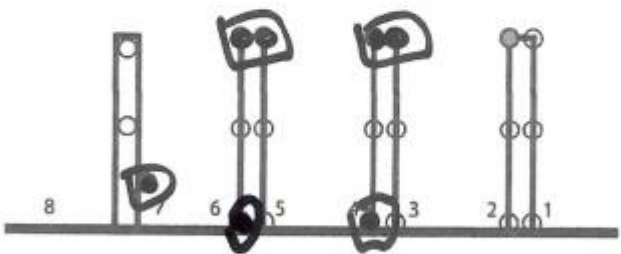
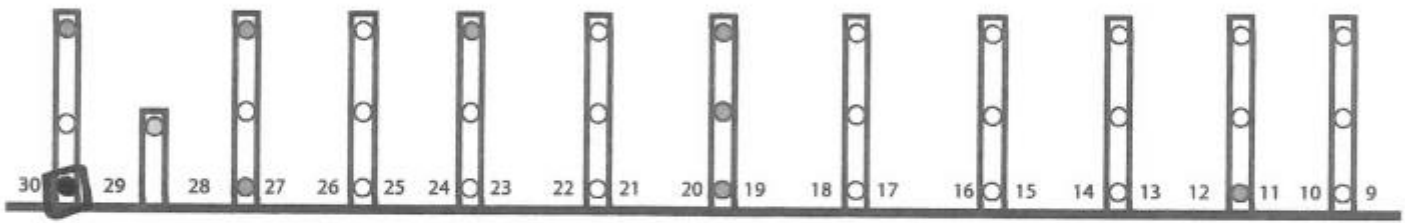
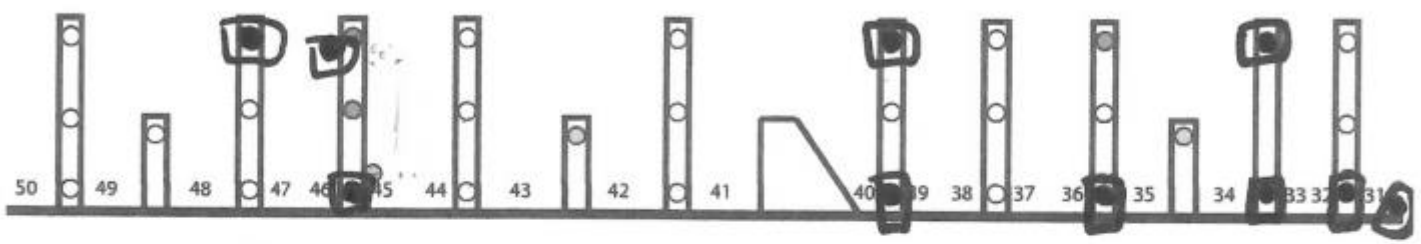
Misc		
Office Expenses	\$ 150.00	\$ 26.80
Website		
Fire Safety (extinguishers / fire hose)	\$ 138.00	\$ 200.00
Utilities (Electric)	\$ 800.00	\$ 557.23
Fees/Misc	\$ 17.00	\$ 3.00

Total Operating Expenses	\$ 16,150.00	\$ 5,559.28
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Total Reserves	\$ 10,206.00	\$ 19,523.55
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Balances		
Bank Account		\$ 36,223.00
Account Receivable		\$ 1,080.00

Appendix B



Curlew Landings

Curlew Landings, Dunedin, FL 34698

👁️ Top Priority: ~~18~~ **18** DONE

● - Secondary Priority: 13

Appendix C

M&T

