

CURLEW LANDINGS

Dock Owners' Association

Board of Directors 3rd Quarter Meeting Minutes 6:00 PM, Curlew Landings Clubhouse Wednesday, 28 July, 2021

Call to Order 6:00pm

Establish quorum – in attendance: David, Dana, Robert in attendance

Review and approve minutes of last meeting: Approved without changes.

Standard Agenda Items:

Treasurer Report

- Breakeven on dredging
- All other expenses within budget
- Dock Repair – was the only outstanding issue –
- \$5,000 in budget
- \$500 spent to date
- \$4,500 remaining
- Remaining Funds: \$22,800 remaining in the account

Dock Maintenance Officer Report

- Came through the hurricane good. Only a few minor boards repair.
- East gate locked fixed.
- Concrete on the West gate fixed.
- Plumbing repairs – most likely fixtures fixed personally by Mike.
- Committee agreed there would be no investment in security cameras.
- Mike will plan solution to unauthorized people accessing the dock by climbing around the sides of the gates. Expenses anticipated to be less than \$500.
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Nominating Committee Report: No board candidates have been identified yet. There will be four openings for expiring 2-year terms, those of Dana Windhorst, David Newman, Robert Megiel and Case Fessler, and the Nominating Committee must nominate at least four candidates by the October annual members meeting. [Note: Officer positions are 1-year terms so all five officer positions will be up for re-election in October: President, Vice President, Secretary, Treasurer and Dock Maintenance Officer. These positions are elected by the Board of Directors at the BoD meeting that follows the annual members meeting.]

NEW BUSINESS

- Dredging Update –
 - Dredging is complete. The only pending item with Gator will be hand dredging to clean up sediment that flowed into the following slips from a lose discharge hose following their dredging - 34,35,36,37,38

Note: In order to comply with Florida Statute Section 720.303(2)(e), the following must appear every year on the agenda of the BoD meeting that follows the Curlew Landings Dock Association Annual Members Meeting (excluding the Board of Directors organizational meeting, so this will generally be the first quarter BoD meeting in January, following the org meeting in Oct) and the issue should be formally considered during the BoD meeting: **Marketable Record Title Act (MRTA) Consideration.** Florida Statute Section 720.303(2)(e) provides as follows: "At the first board meeting, excluding the organizational meeting, which follows the annual meeting of the members, the board shall consider the desirability of filing notices to preserve the covenants or restrictions affecting the community or association from extinguishment under the Marketable Record Title Act, chapter 712, and to authorize and direct the appropriate officer to file notice in accordance with s. 720.3032." This is not only required by Section 720, but also Florida Statutes are subject to change, and the deadline for the next Notice of Preservation might change. Barring future changes to the Florida Statutes that would move the due date, the BoD must initiate, not later than the Board meeting that follows the 2049 annual members meeting (excluding the Board organizational meeting), a new Notice of Preservation Package in order to meet the deadline of 03 August 2050 to preserve the CLDA covenants from extinguishment.

- Asphalt Damage Update –
 - Gator has agreed to pay for the minor damage that was documented by Jim.
 - Gator denies the damage closest to the pool that the HOA is claiming
 - HOA wants the dock association to pay the \$3,500 in repair bills to cut and repatch the roadwork
 - Dana initially approved the expense verbally anticipating it to be minimal and under his spend authority. Since the expense is more than what we anticipated, the expense was presented to the board.
 - Stacy made a motion to deny paying the repair bill and David 2nd it.
 - Board recommended NOT to have Gator do any minor repairs to the road to avoid having any further damage.

- Future Dredging –
 - Dana is asking talking to Gator about what a 5 year dredging plan would look like. Gator will be coming out in the fall to measure sediment, then will provide a quote in Sept/Oct for what a 5 year dredging plan would look like.
 - Once we have the quote, we can evaluate the impact on the annual dues and if an increase needs to be proposed.
 - Mike inquired if the future dredging quote would include the area between the wall and the dock in future dredging.
 - Robert asked if putting a corrugated metal up behind the dock to build a barrier, so the sediment won't wash forward to our boats. Dana recommended we reach out to a dock company to see if this is an option.

- Fire Extinguishers – Dana confirmed these are inspected yearly. Dana is going to check to see when the next inspection is due.

- Pile Installation – Price Marine + Speeler – Dana is getting quotes from both. We are tabling this until the next board meeting.
 - \$1104 per piling
 - Additional cost:
 - Mobilization Fee \$1,350
 - Per piling fee \$850

Adjourn meeting at 6:53pm

Stacy DeMarse
Secretary

7/28/2021