

CURLEW LANDINGS

Dock Owners' Association

Board of Directors Special Members Meeting Minutes (via ZOOM)

Meeting: September 22, 2020

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

Document Date: October 16, 2020

Author: Jim Beaty – Secretary / Treasurer

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

Establishment of Quorum

MOTION PASSED: Quorum was established.

Review of Last Meeting (2020 Annual Members Meeting)

MOTION PASSED: 2020 Annual Meeting Minutes approved.

Dredging

Gator Dredging conducted an indepth engineering study of the dock area and its findings and recommendations were presented to the membership as shown in Appendix A. Key discussion points:

- Water levels in Slips 1 through 25 are ZERO at Mean Low Tide (MLT).
- Water levels in Slips 26 through 50 are better, but still significantly eroded.
- Slips 1 through 12 have a hard clay bottom which limits water depth to a maximum of 2.5' – 3.5' at MLT. All other slips were 5' of water at MLT when the dock was originally constructed.
- Gator Dredging's proposal is to dredge all slips to 2.5' of water at MLT. In addition, to dredge an extra 10' northward, into the canal. This will provide adequate space to turn vessels and navigate back and forth.
 - The cost to dredge 1400 cubic yards is \$ 142,663. Assuming the Board contributes \$20,000 of current reserves, a special assessment of \$2,450/slip would be required.

- Gator Dredging suggests an annual (or as needed) maintenance dredging with a focus on the lower numbered slips which fill in the quickest. A handful of the far west slips also tend to gain sediment from the other direction due to tide currents. This would help keep adequate water in these slips, and enable them to act as a “sump” to inhibit sediment from filling in the higher numbered slips.
 - Gator can evacuate up to 300 cubic yards without employing the big dredging equipment needed for a full dredge.
 - The cost for 300 cubic yards is \$30,000. That would cost each dock slip owner \$600 for every maintenance dredge.
 - **The Board recommends raising the annual dues by \$600 so that we can save for maintenance dredging rather than having annual special assessments.**

ByLaws Ammendment

A motion was made to ammend the Bylaws to change the Annual Members Meeting to the October preceeding the year in question. Theis enables the Board to approved an appropriate budget and to collect annual assessments in January as the Bylaws dictate.

There were sufficient YES VOTES, in person and by proxy, to approve this motion.

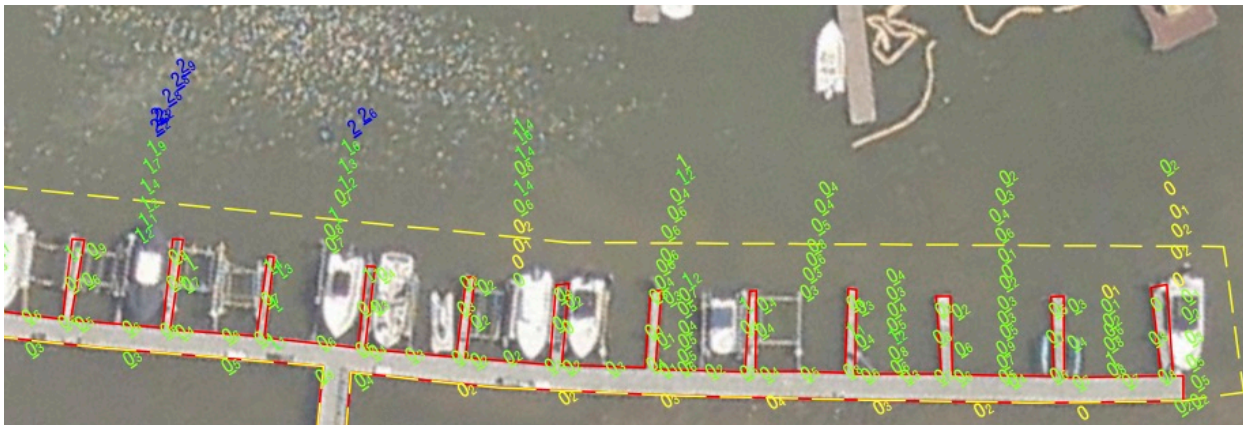
MOTION PASSED: Set Annual Members Meeting to October.

Adjournment

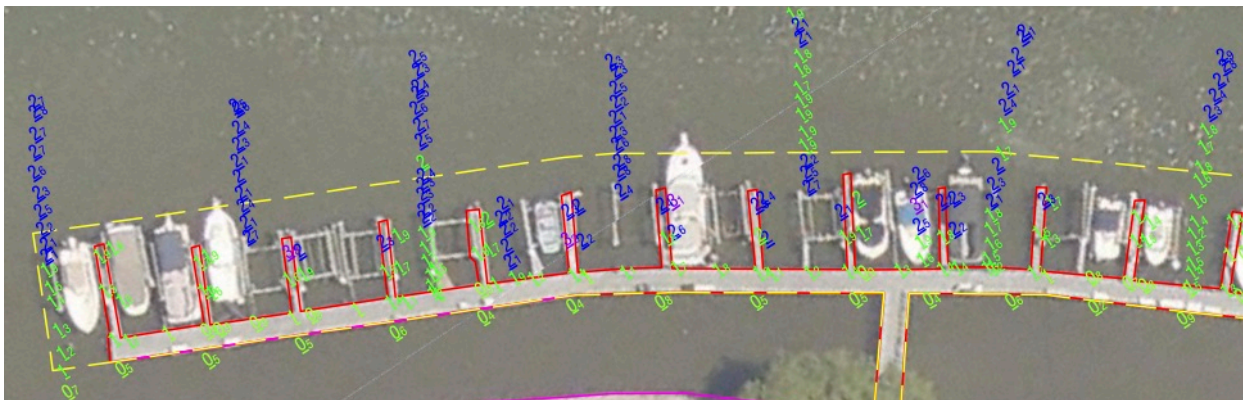
The meeting was adjourned at 8:09pm

APPENDIX A: WHY THE DOCK BOARD RECOMMENDS DREDGING

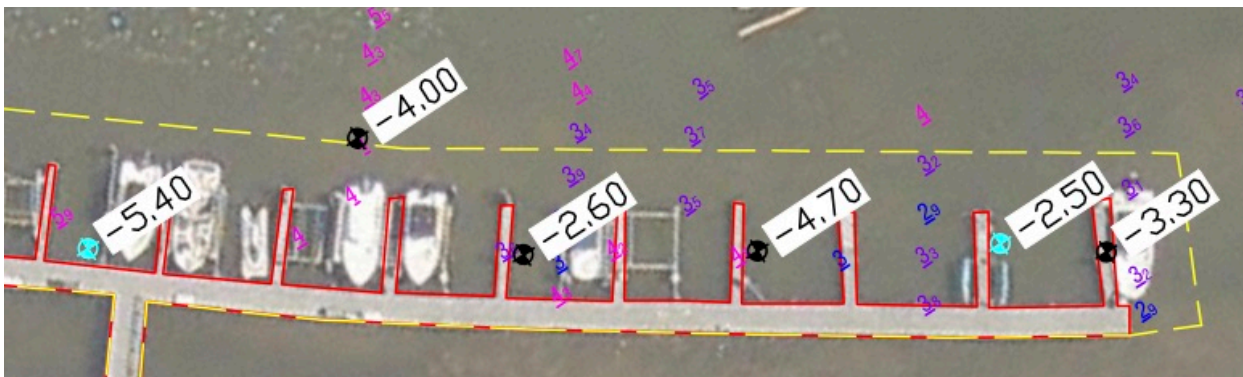
Water levels in Slips 1 through 25 are ZERO at Mean Low Tide (MLT). The little numbers you see are water depth at MLT. [yellow & green: 0'-1'; blue = 2''+]



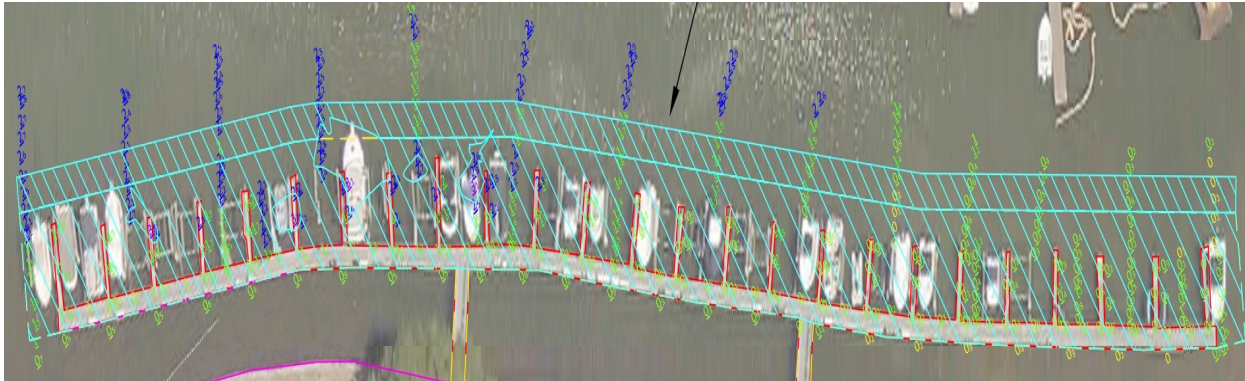
Water levels in Slips 26 through 50 are better, but still significantly eroded.



Slips 1 through 12 have a hard clay bottom which limits water depth to a maximum of 2.5' – 3.5' at MLT. The numbers you see are depth at MLT via core samples and soundings. All other slips were 5' of water at MLT when the dock was originally constructed.



Gator Dredging’s proposal is to dredge all slips to 2.5’ of water at MLT. In addition, to dredge an extra 10’ northward, into the canal. This will provide adequate space to turn vessels and navigate back and forth.



2 ½ ‘ WATER BELOW MLT		3 ‘ WATER BELOW MLT	
LEASE	LEASE + 10’	LEASE	LEASE + 10’
\$ 115,891	\$ 142,663	\$ 151,275	\$ 190,875
Reserves: - \$ 20,000	Reserves: - \$ 20,000	Reserves: - \$ 20,000	Reserves: - \$ 20,000
\$ 1,918 / SLIP	\$ 2,450 / SLIP	\$ 2,625 / SLIP	\$ 3,417 / SLIP

MAINTENANCE DREDGING is important to help avoid these big periodic assessments.

Gator Dredging suggests an annual (or as needed) maintenance dredging with a focus on the lower numbered slips which fill in the quickest. A handful of the far west slips also tend to gain sediment from the other direction due to tide currents. This would help keep adequate water in these slips, and enable them to act as a “sump” to inhibit sediment from filling in the higher numbered slips.

Gator can evacuate up to 300 cubic yards without employing the big dredging equipment needed for a full dredge.

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The Board recommends raising the annual dues by \$600 so that we can save for maintenance dredging rather than having annual special assessments.

Annual Maintenance Dredging

300 cubic yards / year

=

\$ 30,000 / year

=

\$ 600 / year /slip

=

Dues Go From \$ 500 to \$ 1,100 / year