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CURLEW LANDINGS

Dock Owners' Association

2016 Quarterly Meeting Minutes

Meeting: July 12, 2016

Board of Directors Present: Ed Land, Eric Carson, Jim Beaty

Dock Owners Present: 16 of 50

Document Date: July 13, 2016

Author: Jim Beaty – Secretary / Treasurer

The meeting was called to order at 7:05 pm.

Approval of Past Minutes

The prior meeting minutes were approved [Jim motioned, Eric seconded].

Opening Comments

The Bylaws call for “Regular Meetings... held at least quarterly”. This meeting will serve for Q3-16, and we will get back on track to maintain the quarterly schedule.

The new website is up and running and contains the Bylaws, Committee Members, Insurance Policies, and meeting minutes. www.curlewindingsdock.com We can add information easily, so ideas for how to make this site more usable by our members will be appreciated.

Nomination and Election of Board Members

Ed Land stepped down from the Board effective at the meetings conclusion. This left 3 open positions, including President and Vice-President. For reference, Board members serve a 2-year term. Eric Carson and Jim Beaty are each in their second year of service.

Five members were nominated for the Board. A secret ballot was taken by all dock owners present, and three new members were elected. Prior to the voting, there was a general consensus to give priority to full-time residents of the property. Effective immediately, the Board of Directors is as follows:

President:	Michael Hendrickson	At Large:	Eric Carson
Vice-President:	Robbin Olson	At Large:	Scott Petersen
Secretary/Treasurer:	Jim Beaty		

It should be noted that other Dock Owners have offered their help, including Mikael Ladefoged, Robert Boscarino and Albert Martin. We thank them for volunteering, and for their demonstrated service around the docks.

Financial Update.

A copy of the financial overview is presented in Appendix A of these minutes.

As of 7/12/16, Curlew Landings Dock Owners Association (CDLA) has:

1. Collected all but \$600 in dredging assessments.
2. Collected all 2016 dock dues.
3. Has a bank balance of \$23,646.
4. Has \$4,080 of 2016 budgeted expenses yet unrealized. Of this figure, \$2000 is set aside for routine dock repair and maintenance.

Michael Hendrickson asked about the "Submerged Land Lease Fee". This is required by the Florida Department of Environmental Protection. In 2013, it replaced a prior charge that was based on square footage. Technically our slips are "leased", not owned. Pinellas County currently estimates the "value" of each slip to a homeowner at \$2,500. When a homeowner sells their unit, or otherwise transfers the right of their slip to another person, the seller is subject to a 6% fee on the \$2,500 value. That is \$160.50 (\$150 + 7% sales tax). There is no fee if the seller's unit has a homestead exemption at the time of the sale. The Board Treasurer pays this fee, if any, annually. The Board should be collecting this fee from the sellers at the time of the sales, so that this periodic income offsets the annual expense. This has been difficult for 2 reasons:

- The Dock Board is not always being contacted when dock owners are moving. The new Curlew Landings management company will now advise the Dock Treasurer whenever any Curlew Landings unit is pending a sale. If that unit has a dock, the seller's title company issues an "Estoppel letter" to the Dock Board Treasurer, who then advises the title company if any fee or assessment is outstanding... including the Submerged Land Lease fee.
- As a new requirement in recent years, most dock owners do not realize that this requirement is in place. That communication needs to be addressed.

There was a related discussion that the CLDA Bylaws need to be reviewed and possibly updated to include such recent changes. The Board will reach out to its attorney to discuss this possibility.

Future Improvements

The Board presented a “starter list” of possible improvements needed.

- Dock Lighting. The solar walkway lights should be replaced, and perhaps the number of them increased. In addition, the Board will consider auxiliary lighting along the dock length.
- Electrical. There is some obvious electrical “clean-up” needed, especially with broken and/or unsecured conduit. The electrical panels themselves need to be examined for effectiveness and safety. One electrical contractor viewed them in the past week and suggested that overall the panels were in good shape, albeit weathered. The Board will get another opinion.
 - Regarding lighting, Albert Martin suggested that we fix the marker plate on the channel marker at the end of our canal, and secure a red solar light pointing toward the sound.
- Deck & Finger Boards.
 - Angela Solano brought up that the mismatched deck boards are not visually appealing and could be a tripping hazard. A provider of appropriately sized deck boards has been located in St Petersburg. It was suggested that we get some on-site to replace boards which are thinner.
 - We have a quote for power washing the dock. However, there was general agreement that we can accomplish this ourselves.
- Secure railings. Some railings are inappropriately attached and unsecure. Another quick fix.
- Dock Piling. Worms have been active in this area over the past 2 years. Some of the dock pilings, and many of the member’s individual lift pilings, are suspect. The Board has spoken with 3 dock repair companies, 2 of which can repair pilings, without removing them, by encasing them in concrete. They quote long life and pricing which is about half of typical removal & replacement with new wood piling.
- Maintenance Dredging. Gator Dredging can use a “hand crew” to periodically evacuate new silt that creeps into the slips. It can be as little as a few slips at a time, and avoids major equipment mobilization costs (though could still require new permits). They recommend that we assess our slips annually and they can provide quotes on a case-by-case basis.

The new Board will attempt to organize occasional dock-owner work days, where together we can do some of the easier fixes such as power washing, deck board replacement, etc.

Appendix A

CURLEW LANDINGS DOCK ASSOCIATION

7/12/2016

INCOME:	BUDGET 2016	ACTUAL 2016
Annual Dock Assessments	\$ 20,000.00	\$ 19,600.00
Interest Income	\$ 10.00	\$ 3.33
Dredging Assessment	\$ 3,100.00	\$ 2,500.00
Late Fees	\$ -	\$ 65.00
TOTAL INCOME	\$ 23,110.00	\$ 22,168.33

EXPENSES:

Operating Expenses

Insurance		
Statewide Condo	\$ 3,245	\$ 3,245.07
Old Republic (Board Member Bond)	\$ 138	\$ 138.00
Repairs & Maintenance		
Suncoast Fire Safety (extinguishers / fire hose)	\$ 138	\$ 200.00
Other	\$ 2,000	\$ -
Professional Fees		
Legal Fees	\$ 1,900	\$ 1,770.00
Tax Prep	\$ 750	\$ -
Taxes		
Fla. Dept. Env. Prot. (submerged land lease fee)	\$ 800	\$ -
Florida Dept. of State (corporation dues)	\$ 62	\$ 61.25
Office Expenses, Postage, Website	\$ 150	\$ 197.57
Utilities (Electric)	\$ 800	\$ 298.89
Fees / Misc	\$ 17	\$ 9.00
Total Operating Expenses	\$ 10,000	\$ 5,919.78

Dredging Project	\$ 87,732.00	\$ 87,732.00
TOTAL EXPENSES	\$ 97,732.00	\$ 93,651.78

BALANCES

BANK ACCOUNT	\$ 23,646.43
ACCOUNTS RECEIVABLE	\$ 600.00