

## Dock Board Meeting Minutes

September 16, 2009

Meeting called to order : 11:30am

Meeting adjourned: 12:15pm

Board members present – Mike Kosterlitz, Suzanne Gregorie, Neil Winter – absent Dennis Crawford

*Note:* Rules of conduct will be observed at all dock board meetings. Members will speak one at a time and member attendees will act in a neighborly and courteous manner otherwise the meeting will be immediately adjourned by the board until such time as it can be held in a civil and manageable fashion.

- A. Information posted to web site – relevant information will be posted to the CL web site by the board
- B. Update on Land Lease with the State of Florida –  
The state will not renew the land lease until
  - 1) the income reporting forms for 2006 to 2009 are completed – these were completed and sent in on September 16, 2009;
  - 2) the 2008 and 2009 lease payments are made – which have been made; and
  - 3) the violations discussed in their letter of June 9, 2009 are remedied – the state is currently working to resolve the amount of the fine which will be imposed for the violationsInspection letter from the state – the board has had several conversations with JJ Loesch and Kathy Pezone of the Florida Department of Environmental protection – Southwest District  
Violations noted and compliance required by the state – unauthorized improvements, broken davits  
Improvements that may remain – finger pier improvements and extensions  
Improvements that need to be removed – extended areas for dock boxes – slips 9, 21, and 40  
Items requiring repair or removal – broken davits – slip 7  
– they are currently trying to determine if our lease can be modified and we are still waiting to receive a letter of explanation – our last contact with the state was a call initiated by the board on July 31, 2009 when the board was informed that the state was still working on the letter of explanation. The board will contact the state on September 16, 2009.
- C. Update on Bylaws (members' input welcome) – the board has gathered the bylaws of several other dock associations for review and consideration
- D. Miscellaneous repairs –  
Recent issues include -  
Lights on bridges/timers – seem to be working properly – however a letter was received from the City of Dunedin related to a code violation because the lights on the west bridge are shining into homes across the canal. The lights have been adjusted to shine directly down on the bridge and the board will look into either putting motion sensors on the lights or installing a light that only shines on the bridges to eliminate the problem.

Sagging water pipe - ASAP Sprinklers and Piping has made the necessary repairs

- E. Insurance – the members were informed that the association maintains liability insurance on the dock and D&O insurance – there is no property insurance on the dock and per a discussion with the current agent it would be very expensive to secure such coverage.
- F. Electric bill – the increases in recent months of the electric bill was discussed as it has doubled and in one month quadrupled. It appears that the use of air conditioning units on the dock may be the cause. The board will discuss with slip owners with air conditioning units on the boats.
- G. Income taxes – the prior year's accountant was located and is in the process of preparing the return.