

Dock Board Meeting Minutes

June 24, 2009

Meeting called to order – 7:10PM

Meeting adjourned – 7:50PM

Board members present – N Winter, S Gregorie, M Kosterlitz – absent D 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. Board meeting protocol
- B. Update on election – members were updated on the election process of April 8, 2009, and a letter of explanation was posted on the CL web site - exhibit A
- C. Information posted to web site – relevant information will be posted to the CL web site by the board
- D. 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;
 - 2) the 2008 and 2009 lease payments are made; and
 - 3) the violations discussed in their letter of June 9, 2009 are remedied

Income reporting forms - need to be completed and include – the sales or transfers of interests in slips for the reporting periods and the annual revenue of the dock association – the board is currently trying to gather the necessary information on the sales and transfers of slips and will complete the forms as soon as materially accurate information is available

Lease payment for 2008 is unpaid and needs to be paid with the 2009 payment which will be done immediately

Inspection letter from the state – exhibits B and C were discussed with the members – the board has has 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 may need to be removed – extended areas for dock boxes

Items requiring repair or removal – broken davits

Fines that may be imposed by the state range between approximately \$1,200 and \$5,000 – they are currently trying to determine which of the improvements may remain and if our lease can be modified – we are waiting to receive a letter of explanation

Other - Per a discussion with JJ Loesch and Kathy Pezone of the Florida Department of Environmental protection – Southwest District. The Tri's located at slip 1 and tied to the pilings west of slip 50 do not present an issue that the state will pursue. The vessel west of slip 50 is not on leased land and the fact that its electrical hook up is on our dock does not pose a current issue. After a discussion between members and the owner of the vessel located west of slip 50 (who is a dock association board member) he has agreed to untie the vessel from our dock within 90 days of the date hereof – the action was approved by the board 2-0 in favor with the owner of the vessel not voting on the issue

- E. Update on Bylaws (your input welcome) – the board will endeavor to update the bylaws within the next 90 to 120 days
- F. Status of association fee payments – the treasurer reported that all but 2 payments have been received from members and that the unpaid amounts will be investigated
- G. Requirement that dock-related issues or complaints be communicated to the board in writing - members were informed that issues related to the dock must be communicated to the board in writing
- H. Miscellaneous repairs –
Recent issues include -
Lights on bridges/timers – seem to be working properly
Sagging water pipe - a board member met with on Jed of ASAP Sprinklers and Piping on June 17, 2009, – they will repair the pipes with the next week to ten days
- I. 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.