

Bennett's Creek Landing Marina Meeting

October 4, 2005

7:00 PM

Members Present:

Buck Tysor
Phil Johnson
Keith Maddrey
Bobby Beard
Chris Henderson
Suzanne Teumer
Pat Hillard
Kollette Hillard

Jim Pittman
Eddie Leinwand
Neil Wilson
Jimmy Wilson, *by representative*
Steve Turner, *by proxy*

Guest: John Wilson, Nationwide Insurance agent

Members Absent:

Jennifer Trump
Robert Wese
Stephen Lapinel/Dena Hall
Stephen Laine

Quorum was established. The meeting was called to order by Buck Tysor at 7:05 P.M.

The proposed 2006 operating marina budget was reviewed and approved as presented.

Motion made and carried to transfer all but \$3000.00 from the Operating Reserve account into the Replacement Reserve account. Once this transaction is complete, the marina will purchase two CD's the first CD in the amount of \$23,000.00 will be a regular or traditional CD. The second CD in the amount of \$5,693.89 should be a no penalty CD.

During the financial report it was noted that there is an apparent short fall in the marina income. A motion was made and carried to have the association manager research the apparent short fall and report back to the marina members.

A motion was made and carried to disseminate the meeting minutes to the marina members after the association manager has a report available addressing the apparent short fall in marina income.

Mr. John Wilson, the Nationwide Insurance agent answered questions from the members present. Many members had concerns regarding the marina and liability issues in connection with the pier and boat slips. Mr. Wilson stated that the marina should have a locked gate in place, post no trespassing signs, post no swimming from the pier signs and

posted rules for the conduct of its members. These actions would show that the marina took action to prevent injury or incident that may cause the marina to be held liable.

The marina members present were asked if they would vote to amend the rules to allow a sign to be posted stating "Swim at Your Own Risk". The members present voted unanimously that there should not be a sign posted stating "Swim at Your Own Risk". The consensus of members present was that this statement would invite swimming from the pier. The rule remains that there is to be "NO SWIMMING" in the marina.

Neil Wilson reported on the dredging efforts. All members are urged to sign up, become members and support FOBC.

The water to the pier is scheduled to be turned off on or about November 1, 2005.

The next regularly scheduled meeting of the marina members is Tuesday, April 4, 2006.

Motion made and carried to adjourn meeting.

Bennett's Creek Landing Marina Meeting

August 17, 2005

7:00 PM

Members Present:

Buck Tysor
Kollette Hillard
Edward Leinwand
Suzanne Teumer
Jimmy Wilson

Neil and Carol Wilson
Steve Turner
Jennifer Henderson
Bobby Beard
Jim Pittman by proxy

Members Absent:

Jennifer Trump
Robert Wese
Stephen Laine

Keith Maddrey
Stephen Lapinel/Dena Hall

Quorum was established. The meeting was called to order by Buck Tysor at 7:00 P.M.

Buck Tysor explained to the members present why the meeting was called. Children of both members and non members have been observed on the dock without adult supervision. The approximate ages of the children were between eight (8) years of age and sixteen (16) years of age.

Buck Tysor observed these children diving into the water from both the pier and from pilings. This incident raises a liability concern for the marina members.

Buck Tysor also observed a young adult male approximately sixteen (16) years of age driving a "jet ski" around in circles in a "No Wake Zone".

After much discussion, the members present approved the following actions to be taken.

Steve Turner agreed to make the necessary changes to the rules and submit the same for review.

The marina rules were reviewed and amendments were approved.

The term adult was defined as someone aged eighteen (18) years of age or older.

Additions to the rules include the following:

E) No swimming or diving off the pier.

F) No riding of bicycles or skateboards on the pier.

G) No horseplay on the pier.

H) The entire marina is a No Wake Zone. Persons violating this rule are responsible for any damages they cause.

The following rule was **removed** from the rules:

V. Fishing and Crabbing, A) No fishing is allowed from the pier. Fishing is allowed

from boats moored to the pier.
A new sign stating the following will be posted on the gate to the pier.

**PRIVATE PROPERTY
NO TRESPASSING**

**NO ONE BEYOND THIS POINT
EXCEPT
SLIP OWNERS AND
THEIR ACCOMPANIED GUESTS**

**VIOLATORS WILL BE
PROSECUTED**

The members present approved the purchase of two new "NO TRESPASSING" signs to be posted at either end of the dock. A sign will be designed listing the most obvious rules, to be posted on the pier in clear view off all members.

The members present approved submitting an article to the HOA to be placed in the next newsletter, discussing the liability concerns as discussed at this meeting.

A letter will be sent to all marina members covering what was discussed at this meeting to include a copy of the amended rules.

Topic for future discussion:
Enforcement procedures for infractions of the rules.

Meeting adjourned.

**BCL Marina Meeting
Monday, April 4, 2005**

Here are some delayed updates from the BCL Marina Group

- 1. Pump out station: has been not yet repaired, but the water is on.**
- 2. Clean up date was set and organized by Neil and Carol Wilson.**
- 3. New leadership discussion occurred.. Rather than have one marina slip owner shoulder all the responsibility of the leadership role, an agreement was made to divide the duties in the following manner:**
 - a. HOA BOD meeting: Buck Tysor will be our main representative with Bobby Beard as back-up. It is our hope that this will stimulate interest in the BOD and insure marina representation.**
 - b. Neil and Carol Wilson agreed to organize the annual spring marina clean up day. This was planned for April 16th and an enthusiastic group met and cleaned the walkway underbrush. Weather kept the tide too high to walk the shore, but through past years of effort the shore has remained fairly tidy.**

The group will meet again in the fall.