

Bennett's Creek Landing Emergency Marina Meeting

November 10, 2008

7:00 PM

Members Present:

Buck Tysor
Peter Teumer
Steve Turner, *by proxy*
Edward Leinwand,
Nigel Buttery, *by proxy*
Chris Henderson
Patrick Hillard, *by proxy*
James Pittman
Keith Maddrey, *by proxy*
Daniel Strum
Neil and Carol Wilson, *by proxy*
Phillip Johnson

Members Absent:

Dena Hall/Stephen Lapinel
Jennifer Trump
Stephen and Katherine Laine
John Chacko
Jimmy Wilson

Guests Present: Shannon and Carry Lee of Relay Electric. LLC.

Quorum was established and the meeting called to order by Buck Tysor at 7:00 P.M.
Buck thanks all in attendance for attending the meeting.

Buck Tysor opens meeting with an explanation of why the meeting was called and the problems that are occurring in the Marina. Some members are experiencing electrical problems and power to their pedestals.

Relay Electrical has provided a proposal to: 1. Replace the wire from the photocell to the light beside the fish cleaning station. 2. Rework 8 shore power units and replace 13 single pole 30 amp breakers. Mr. Lee gives a detailed explanation of the proposed repairs. Mr. Lee answers questions from the members present.

After all questions have been answered, Mr. and Mrs. Lee leave the meeting.

Discussion by members present continues. Question about where the funds will come from to pay for these repairs. The Replacement Reserve funds can be used to pay for this project.

Motion made, seconded and carries to accept the proposal from Relay Electric in the amount of \$1,995.00.

Motion made seconded and carries to adjourn the meeting.

Meeting adjourned at 7:30 PM.

Bennett's Creek Landing Marina Meeting
October 16, 2008
7:00 PM

Members Present:

Buck Tysor
Dena Hall, *by proxy*
Steve Turner
Edward Leinwand, *by proxy*
Jimmy Wilson, *by proxy*
Chris and Jennifer Henderson
Patrick and Kollette Hillard
James Pittman, *by proxy*
Carol Wilson
Keith Maddrey, *by proxy*
Daniel Strum, *by proxy*

Members Absent:

Peter Teumer
Jennifer Trump
Stephen and Katherine Laine
Nigel Buttery
John Chacko
Phillip Johnson

Quorum was established and the meeting called to order by Buck Tysor at 7:00 P.M.
Buck thanks all in attendance for attending the meeting.

Financial Report approved as presented.

Motion made seconded and carried to transfer all but \$1000.00 from the Operating Account into the Replacement Reserves at the end of the fiscal year.

Unfinished Business:

Members present discuss insurance coverage. Marina members need feed back on the current coverage. Members would like to request John Wilson, Nationwide agent to attend the next Marina meeting to discuss the coverage. Members need to know what type of insurance is needed, what is currently covered and is there Hurricane coverage in place?

The issue of lines, cables and hoses being left unsecured on the pier was discussed. Each member is reminded that it is their responsibility to secure all such items after each use. Unsecured items on the pier creates a trip hazard. Please refer to the current rules.

The floating dock was found improperly secured. Each member was reminded to properly secure it after each use. If not properly tied down, it can cause damage to the floating dock or the pier. If it breaks loose, it could also cause damage to any boat near by.

New Business:

Proposed 2009 Operating Budget:

Discussion on the Operating Budget and Replacement Reserves. Steve Turner presents an overview of the current Replacement Reserve Account. Members agree to continue putting funds into the Replacement Reserves at the current rate.

Motion made seconded and carried to adopt the proposed 2009 Operating Budget as presented.

Date to turn water off to pier:

After discussion, November 12, 2008 date set to secure water to the pier. Management will contact AAA Back Flow Prevention, to secure the water and remove the Back Flow Preventor.

Discussion by members to install a straight pipe to the fish cleaning station on the pier. Pat Hillard volunteered to contact Joe Guth about this matter.

Slips for Sale:

There are no slips for sale at this time

Discussion from the floor on maintenance issues within the Marina. Pat Hillard informs the members present of a problem that he is having with the electrical supply to the pedestal between his slip and slip #8. Power to the pedestal was originally wired incorrectly. It was wired to the wrong side of the pedestal serving the opposite slip. Now one side has no power at all. There was discussion on who is responsible to make such repairs.

Motion made seconded and carried, if something that was originally installed breaks, the Marina will pay for the repairs. The slip owner is responsible for any repairs that need to be made to anything that the slip owner installed or altered.

Motion made seconded and carried to adjourn meeting.

Meeting adjourned at 8:20 PM.

Bennett's Creek Landing Marina Meeting
April 1, 2008
7:00 PM

Members Present:

Buck Tysor
Dena Hall
Steve Turner
Edward Leinwand
Phillip Johnson
Chris and Jenny Henderson
Patrick and Kollette Hillard
Leanne Strum
James Pittman
Neil and Carol Wilson
Peter Teumer, *by proxy*

Members Absent:

Jimmy Wilson
Jennifer Trump
Keith Maddrey
Stephen and Kathereen Laine
John Chacko
Nigel Buttery

Quorum was established and the meeting called to order by Buck Tysor at 7:00 P.M.
Buck thanks all in attendance for attending the meeting.

Minutes were approved as mailed after the last meeting.

Financial Report approved as presented.

Unfinished Business:

Discussion on the Reserve Study:

Steve Turner presented an overview of the study that he has been working on with a committee of Marina members. Other members of the committee are, Buck Tysor, Peter Teumer and Phillip Johnson.

A motion made by Pat Hillard, seconded by James Pittman and carried, authorizing the committee to research and study the total Marina replacement cost and three insurance options which would cover no insurance coverage, full insurance coverage and partial insurance coverage. The committee will bring their findings back to the group at a later date.

James Pittman requests that the minutes reflect the total amount currently in the Marina replacement reserves. Those figures as of February 29, 2008 are:

Replacement Reserve Account:	7,742.30
CD #15059	25,283.69
CD #15057	<u>6,265.96</u>
Total:	\$39,291.95

New Business:

Review of damages that occurred due to a fire behind the clubhouse on December 14, 2008. The electrical wiring from the remote station on the pier to the pump out station has been repaired at a cost of \$595.00. The PVC pipe for the pump out station, that was melted, has been repaired at a cost of \$300.00. The Homeowners association filed the insurance claim. A check has been issued by Nation Wide insurance for the completion of the repairs.

Motion made by Steve Turner, seconded by Neil Wilson and carried, to have Joe Guth of AAA BackFlow Prevention restore water to the pier and check for and repair leaks. Also have Joe Guth offer suggestion on the best way to winterize the system each year.

MOTION AMEDNDED:

Motion made by Pat Hillard, seconded and carried to get a quote from Joe Guth to run one large insulated pipe to one point on the pier for winter use.

Buck Tysor opens the floor for discussion on an issue brought to his attention. A resident living in the community would like to use the Marina to put his Kayak in the water. This resident is not a Marina member. After discussion on this issue, it is by unanimous consent that the Marina can not be used by non members, without membership and fees.

Mr. Daniel Strum (slip 18) and Ms. Jennifer Trump (slips 11 & 12) are negotiating the sale of slips #11 & #12, and slip #18 between the two owners. Mrs. Strum presents to the Marina members a proposal for modifications of slips #11 and #12 pending approval by Bennett's Creek Landing Marina and the Virginia Marine Resources Commission. Motion made by Pat Hillard, seconded and carried to grant Mr. and Mrs. Strums' request as submitted as long as they stay within the boundary of their slips and pay the two separate slip fees.

Neil Wilson presents to the members an update on Friends of Bennett's Creek and dredging.

Neil Wilson also offers discussion on the introduction of Oyster beds in the creek. Mrs. Strum states that Mr. Strum would be very interested in assisting with this project.

Neil Wilson would like to allow a Cub Scout pack to attend the next Marina clean up day. The Cub Scouts are working on a merit badge. The next clean up day is scheduled for Saturday, April 12, 2008 at 9:00 AM. Kollette Hillard will send an email reminder to the Marina members.

Buck Tysor, on behalf of the Marina members, thanks Neil Wilson and Pat Hillard for securing the cables under the pier. Also thanks to Neil Wilson for reconfiguring the gate to stop people from jumping the gate to enter the Marina.

Pat Hillard brings to the members' attention that kids are no longer jumping the gate to gain entrance into the Marina, but are walking down around the back of the clubhouse

along the area where the reeds were burned down. It was noted that muddy foot prints were found and a few of the boats were boarded. Discussion to add plant material to the area to prevent unauthorized entrance to the Marina.

Motion made, seconded and carried to adjourn meeting.

Meeting adjourned at 8:30 PM.