

Bennett's Creek Landing Marina Meeting
October 27, 2009
7:00 PM

Members Present:

Steve Turner	Dena Hall and Stephen Lapinel, <i>by Proxy</i>
Buck Tysor	Jimmy Wilson, <i>by Proxy</i>
Edward Leinwand	Daniel Strum, <i>by Proxy</i>
Neil and Carol Wilson	Keith Maddrey, <i>by Proxy</i>
Phillip Johnson	Chris and Jennifer Henderson, <i>by Proxy</i>
Pat and Kollette Hillard	Lan Huynh, <i>by Proxy</i>

Members Absent:

Nigel BATTERY
Peter and Suzanne Teumer
Stephen and Kathereen Laine
John Chacko
Jim Pittman

Quorum was established. The meeting was called to order by Pat Hillard at 7:00 PM.

Financial Report: Approved as submitted

Funds were used from the replacement reserve account to purchase the deck sealant, leaving a balance of \$12,021.67 in the account, CD #15059 in the amount of \$26,597.41 and CD # 15057 in the amount of \$6,583.32 for a total of \$45,202.40 in the Replacement Reserves.

Motion made, seconded, discussed and approved to cash in CDs at maturity date and have funds moved from Gateway Bank. Pat Hillard to approve the purchase of new CD(s).

Unfinished Business:

Management to provide a copy of the insurance policy for the Marina, the Homeowner's Association and a copy of the Bylaws to Phil Johnson for his review to insure the Marina has adequate insurance coverage.

Pat Hillard, Steve Turner and Phil Johnson will serve on a committee to review the future financial needs of the Marina, looking at insurance coverage and replacement reserve funds. This study will provide information to better project the future funding needs of the Marina.

Pat Hillard pressure washed the floating dock, fish cleaning station and finger piers.

Discussion on guests using the marina should be respectful of others property.

New Business:

Motion made, seconded, discussed and approved to have management contact Dan Forbes, HOA Board President, requesting the Boards authorization to send letters to all marina members to remind them, should they decide to place their real estate for sale, they are required to notify the Association of their intent to sell their property. As referenced in Article XII of the bylaws.

A copy of the current Marina Association Rules are to be mailed to each Marina member with the minutes of the meeting.

Water to the pier will be turned off between November 9, 2009 and November 20, 2009. Pat Hillard will winterize the Pump Out Station when he winterizes his boat.

Motion made, seconded, discussed and approved to adopt the 2010 Operating Budget with no increase. The quarterly assessment will remain at \$123.00.

Neil Wilson provides information to the members present on Friends of Bennett's Creek (FOBC) and the need to support this organization. The need to dredge the creek has a direct impact on all members of the community. Neil has asked that one or more people step forward to continue to lobby for this cause as he will be taking a less active roll in the process but will provide as much contact information as possible to anyone willing to take over cause.

Meeting adjourned at 9:00 PM

**Bennett's Creek Landing
Marina Association Rules
As amended on August 17, 2005**

I. Authority

- A.) Article XII, Section 2(a) of the Bennett's Creek Landing Homeowners Association, Inc. By-Laws states that "Licensees shall have the right to form a self governing organization with the authority to promulgate rules that restrict the use and modification of the pier and boat slips."
- B.) These rules are intended to supplement the rules provided in the Declaration of Covenants and Restrictions and the Bennett's Creek Landing Homeowners Association, Inc. By-Laws. In the event of a conflict between these rules and the Declaration of Covenants and Restrictions or the Bennett's Creek Landing Homeowners Association, Inc. By-Laws, the Declaration and the By-Laws shall control.
- C.) Modification of these rules requires concurrence by 51% of the boat slip license owners.

II. Use of the Marina

- A.) Use of the marina is reserved for slip owners and their accompanied guests. The term "slip owner" includes any persons who have purchased a license that entitles them to use a slip, and includes their immediate family. "Immediate family" includes grandparents, parents, children, brothers, and sisters. Exceptions can be made for others to inspect or operate your boat (unaccompanied) during atypical circumstances (i.e., you are out of town, hospitalized, or otherwise incapacitated).
- B.) Persons less than twelve (12) years of age are not allowed on the pier unless accompanied by an adult slip license holder. An adult is defined as someone aged eighteen (18) years or older.
- C.) Boat slip holders may allow other persons to moor boats in their slip, however, all guests must be accompanied. Boat slips may not be rented to anyone.
- D.) Slip license holders are responsible for their guests, to ensure that the guests are aware of and comply with all marina rules.
- 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.

III. Housekeeping and Safety

- A.) Piers and slips must be kept clean and free from all unsightly objects. All tools, sporting equipment, and other personal articles must be kept onboard

boats or in approved dock boxes. Docks and piers must remain unobstructed.

- B.) Hoses, lines, and electrical cables must be neatly coiled and hung when not in use so as not to become a safety hazard.
- C.) Boats will be properly secured at all times. It is strongly recommended that all boats be moved to safe harbor away from the piers during high wind conditions, advisories, or hurricane threats. Consult your insurance company for advice.
- D.) All trash and garbage shall be removed from the pier as soon as possible. Discharge of sewage or other debris overboard is prohibited.
- E.) Living onboard any boat is prohibited. This is not intended to preclude a slip owner/accompanied guest from spending an occasional night or two aboard a boat.

IV. Structural Modifications

- A.) All modifications to the pier structure must be approved by a majority of the slip license owners and the Bennett's Creek Landing Homeowners Association Architectural Review Committee. Modification of the pier and boat slips includes, but is not limited to, the addition of dock boxes, hose reels, bumpers, fenders, finger pier extensions, rod holders, sinks, animal deterrent devices, roofs, awnings, cleats, and mooring whips. Modification of the pier and boat slips also includes the removal and relocation of pilings. Forward all proposed modifications to the elected marina representative for processing.
- B.) Installations of boatlifts and modifications to finger piers must be consistent with the approved design (submitted as part of the permit obtained on behalf of slip owners).
- C.) All dock boxes must be white and installed in accordance with the approved drawing.

V. Fishing and Crabbing

- A.) Crab pots are allowed. Limit two crab pots per slip license holder. Crab pots are not to be left on the pier. All residues from checking and baiting crab pots must be washed off the pier.
- B.) Minnow traps may be hung from the pier to catch bait. Minnow traps should not be left overboard for an extended period of time. Minnow traps must be stowed in accordance with housekeeping and safety rules once pulled from the water.
- C.) Cast and dip nets may be used to catch crabs or bait.
- D.) The fish cleaning station must be cleaned after each use. All scales, blood, and viscera must be flushed overboard.

VI. Noise

A.) Boat slip owners and their guests will exercise care not to make loud noises or play loud music that may disturb other slip owners or adjacent property owners.

Bennett's Creek Landing Marina Meeting

April 7, 2009

7:00 PM

Members Present:

Buck Tysor
Dena Hall
Stephen Lapinel
Edward Leinwand, *by proxy*
Chris and Jennifer Henderson
Phillip Johnson
Patrick and Kollette Hillard *by proxy*
James Pittman
Carol Wilson
Keith Maddrey, *by proxy*
Daniel Strum, *by proxy x 2*

Members Absent:

Peter Teumer
Steve Turner
Jennifer Trump
Stephen and Kathereen Laine
Nigel Buttery
Jimmy Wilson
John Chacko

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.

Unfinished Business:

None

New Business:

Restoring water to the pier: Motion approved to restore water to the pier on April 15th.

Slips for Sale: There are no slips for sale at this time. Buck also informs members present that he received a call from a realtor asking for contact information on all of the slip owners, in connection with a sale of property she had. Buck informed the members that he will not give that information out to anyone.

Election of new Marina Representative: Motion approved to transition Marina Representative responsibilities to Pat Hillard when he returns from his trip. He is due back in July.

Dan Forbes, President of the Bennett's Creek Landing HOA was introduced as a guest speaker by Buck Tysor, he attended the meeting to discuss the Board of Directors desire to amend the Declaration of Covenants and Restrictions and Guidelines for Construction for Bennett's Creek Landing. The amendment would only address the materials portion of the documents. Floor was opened for discussion on this matter. No members present had any objections to the proposed building materials change.

Marina Spring Clean Up: Neil and Carol Wilson to organize the event.
Stephen Lapinel is able to put up dates of low tide and members present agree on May 16, 2009. Dena Hall will contact everyone via e-mail with date.

Motion made seconded and carried to adjourn meeting.

Meeting adjourned at 8:20 PM.