

**Bennett's Creek Landing Marina Association
Minutes from June 25, 2013 meeting**

Attendees:

**Buck Tysor
Edward Leinwand
Charles Blount
Maynard Clanton
Daniel Strum**

A quorum of five members was established with no proxies noted.

A motion was made by Maynard Clanton to eliminate from the Marina Association bylaws the requirement for review of new construction projects by the architectural review board of the Bennett's Creek Landing HOA. The motion was passed unanimously

A motion was made by Daniel Strum to add a category for non slip holder to the Marina Association bylaws as seen in recent emails to all the members. The motion was slightly amended and passed with four votes in favor and one abstention. See complete amended text below.

VII. Bennett's Creek Landing Marina Association membership for non slip holders

- A.) Individuals that reside in Bennett's Creek Landing subdivision are eligible to become members of the Bennett's Creek Landing Marina Association as "non slip holder" members.**
- B.) The "non slip holder" members will be subject to all the applicable general rules for the marina.**
- C.) Each "non slip holder" member will have the same access to the marina as slip holders and may launch/store up to two kayaks or one canoe or one small non-motorized watercraft of similar size as a kayak or canoe.**
- D.) The storage racks will be attached to the outside of the walkway/walkway railing leading to the dock in such a fashion that no part of the storage rack or watercraft will protrude into or obstruct the walk way. The storage racks and stored watercraft will be at or below the railing level on water side of the walkway and may be above or below the railing level on the land side of the walkway.**
- E.) The construction materials shall be suitable marine grade metals. The installation, maintenance, security and removal of any storage rack and watercraft is the responsibility of the "non slip owner" member. The marina association will not be responsible for any wind or water damage or vandalism to the storage rack or watercraft. The removal or trimming of any trees/bushes in the area of the storage racks is the responsibility of the "non slip owner" member.**
- F.) The plans for the watercraft storage racks must be submitted to and approved by the marina association before beginning construction.**
- G.) The "non slip Holder" member shall pay all the usual fees and assessments paid by slip holder members (currently \$125 per quarter).**
- H.) The non slip holder memberships are limited to a total of four such memberships (on a first paid and first served basis. The entire concept of the "non slip holder" memberships in the marina association can be canceled by majority vote of the slip holders after a one year trial period (at the spring meeting 2014).**

A motion was made by Charles Blount to allow fishing on the pier with the restriction that fishing from the finger piers would be restricted to the owners that share that specific finger pier only. The motion past unanimously.

A motion was made and passed to allow slip owners to have jet ski's in the marina area. The members were reminded that any addition of jet ski lifts or docks would have to have a permit and be approved by the Marine Wetlands Commission .

A motion was made and passed unanimously that a wooden access ladder be built on the pier in the area where the floating raft is tethered.

Items of general interest concerning the Friends of Bennett's Creek website, painting/preserving the pier's wooden planking, a dock cart (an all aluminum cart is available at Sam's Club for \$ 100), Marina pier insurance etc. were discussed, but any action was post phoned until the fall meeting.

Bennett's Creek Landing Marina Meeting

April 3, 2013

7:00 PM

Members Present:

Buck Tysor

Steve Turner

Jimmy Wilson

Neil Wilson

Phil Johnson

Pat Hillard

Daniel Strum

Charles Blount

James Pittman

Peter Teumer, by proxy

Jeff Lynch, by proxy

Members Absent:

Stephen Lapinel and Dena Hall

Edward Leinwand

Nigel Buttery

Keith Maddrey

Chris Henderson

Maynard & Nancy Clanton

Quorum was established. The meeting was called to order by Dan Strum at 7:00 PM.

Welcome and Introductions:

Financial Report:

The financial report was approved as presented.

Unfinished Business:

Neil Wilson provided an update on the dredging of Bennett's Creek. The dredging is scheduled to start with a small dredge of 3 ½ feet on April 19, 2013. A second and larger dredge of 8 feet to complete the project is scheduled to start in October of 2013. Neil reports the City of Suffolk is funding this project and asks members of the community to contact city council with words of thanks.

Neil Wilson continues to seek a volunteer to take over the FOBC website, to keep the information on the site updated. Anyone interested should contact Neil directly.

Pat Hillard provided an update on the pump-out station. The motor and hoses were previously replaced and the unit works manually. Work still needed includes repair/replacement of the check valve and new wiring. Inspection of the unit noted the breaker keeps tripping, possibly due to spliced wiring that may have failed. The repair would require restringing the wiring from the dock up to the pump station. The estimated cost for these repairs is between \$1,000.00 and \$1,500.00. Recommendation made to also get the price for remote access.

Motion made, seconded and approved to spend up to \$2,000.00 to complete the project to include the remote access. Pat Hillard also reminded the members, the State will reimburse the Marina 75% of the funds spent to make these repairs.

Buck Tysor provided an update on the replacement of the five remaining pedestals. The estimated cost to replace the five pedestals is \$2,820.83. There will be additional costs related to the project for lumber and hardware.

Motion made, seconded and approved to spend up to \$3,200.00 to complete the pedestal replacement project to include all materials needed to install them.

New Business:

Discussion held on the current funding of the replacement reserves with the possible need to increase the funding of the reserves in the future. The discussion also included information on the Marina insurance coverage.

Work Days:

Date for general cleanup work day set for April 20, 2013.

Date for instillation of new pedestals set for May 11, 2013, at 8:00 AM, rain date for the project set for May 18, 2013, at 8:00 AM.

Slips for sale:

Currently there are no slips for sale

Meeting adjourned at 8:26 PM