

Bennett's Creek Landing Semi-Annual Marina Meeting
Tuesday, April 28, 2015

Members Present:

Buck Tysor
Steve Turner
Jim Pittman
Neil Wilson
Phil Johnson
Daniel Strum

Peter Teumer
Kimberly Lynch
Maynard Clanton
Charles Blount
Stephen Lapinel

Members Absent:

Nigel Buttery
Pat Hillard
Keith Maddrey

Chris Henderson
Jimmy Wilson
Edward Leinwand

Quorum was established. The meeting was called to order by Steve Turner (In the absence of Stephen Lapinel) at 7:06 PM.

Financial Report:

The financial report was approved as presented.

Unfinished Business:

Discussion on information provided to the HOA Board of Directors by Sarah Palamara, the association attorney regarding the recent Replacement Reserve Study.

Discussion on possible need to prepare an Annual Maintenance Plan for the Marina.

Dan Strum reminds the members that the "Pump-out Station" signs still need to be posted.

Dan Strum inquires about the status of the Pump-out system and if it is working correctly or not. As reported by Stephen Lapinel, on their last visit to the pump out system prior to winterization, he and Pat Hillard found the system to be working find.

New Business:

Discussion on current insurance coverage for the Marina. Motion made by Buck Tysor and seconded by Dan Strum to increase the insurance coverage to \$180,000.00, providing the deductible for wind, wind drive water and flood does not increase above \$2,000.00, all in favor, motion passes.

After discussion on the quorum requirements to hold Marina meetings, Buck Tysor makes a motion, seconded by Jim Pittman, to make a recommendation to the (HOA) Board of Directors to consider amending the Bylaws, increasing the quorum requirements for Marina meetings to 51%, from the current 25%. Discussion followed, chair called for a vote. Motion passed 8 to 3.

Neil Wilson updates the membership on the FOBC web-site. In the past the monthly maintenance of the site has been done without charge. There will now be a \$20.00 per month charge. Neil wanted Jeff Lynch (Member currently overseeing the site) to be aware of this information.

Chuck Blount initiates discussion on high water and his concern of it shorting out the electrical system. Chuck recommends setting guidelines as to when the power to the pier should be shut down. Membership agrees that when high tide is reported to be five over mean, the power should be shut down.

Spring cleanup and work day:

Date set for cleanup and work day- Saturday, May 23rd at 8:00 A.M.

Projects scheduled:

Continue working on placement of screws in the decking.

Check pump out system to insure it is working properly.

Install pump out station signs.

Install wooden ladder on floating dock.

(Consider) adding an extra hinge to each door on the electrical cabinet.

Slips for sale:

Currently there are two slips for sale

Slip# 19- Jim Pittman

Slip #1-Stephen Lapinel and Dena Hall

Suggestion to send an email blast to the HOA community advertizing the slips for sale. Both members with slips for sale agree with adding their contact information to the email.

With no further business to conduct,

Meeting adjourned at 8:44 PM