

Bennett's Creek Landing Semi-Annual Marina Meeting
Tuesday, April 5, 2016

Members Present:

Jeff and Kimberly Lynch
Phillip Johnson
Daniel Strum
Maynard Clanton
Buck Tysor
Peter Teumer
Neil Wilson
Edward Leinwand

Neil Wilson
Pat Hillard
Keith Maddrey
Charles Blount
Jim Pittman
Steve Turner by Proxy
Jimmy Wilson by Proxy

Members Absent:

Chris Henderson
Scott Wilson
Matt Zydron

Guest:

Brett Swindell

Quorum was established. The meeting was called to order by Neil Wilson at 7:02 PM.

Financial Report:

Pat Hillard provided an overview of the financial status of the Marina. The financial report approved as presented. Account balances as of February 29, 2016 are:

- Operating Account- \$2,711.19
- Operating Reserve Account- \$5,975.67
- Replacement Reserve Accounts -\$55,225.87

Unfinished Business:

Replacement Reserves:

Neil Wilson covers the Marina Replacement Reserve information. Neil provided four reports with information going back to 2004, to be included in the minutes.

Insurance verses Replacement Reserves:

Discussion on Insurance coverage verses Replacement Reserves. Members discuss option to reduce insurance coverage and increase the maintenance line item. Currently the liability deductible is \$2,500, and the Wind, Flood and Fire deductible is \$25,000.00.

Neil Wilson appoints Phil Johnson and Peter Teumer to a committee to do further research on Replacement costs for the structures within the Marina, their findings to be presented to the members to determine if insurance coverage should be increased.

Neil Wilson and Jeff Lynch asked to continue the discussion with the HOA Board of Directors regarding the Marina's request to have the HOA include the insurance coverage for the Marina under the association's policy.

FOBC.org website:

Neil provides information on what can be found on the FOBC website. Marina minutes, Marina Rules, instructions on use of the pump out station, kayak and canoe storage and finger pier re-construction plans, to name a few items that can be found. Neil will be relinquishing the upkeep

of the site and asked Brett Swindle to present a proposal to take over the website and keep the information updated. Brett will follow up with Neil on this request.

Pump out system update:

I was reported the pump out system is working fine, including the remote station. Mr. Zytron and Dan Sturm previously inspected the system, made repairs and replaced the check valve.

New Business:

Water to the pier was restored during the first week in April.

Pier and Dock Deck Cleaning and Staining:

During the Marina work day, members will assess the decking and determine how many need to be replaced.

Pat Hillard agreed to locate a product to stain and seal the decking.

Jeff Lynch agrees to obtain a bid to pressure wash and seal the decking

Spring cleanup and work day:

Date set for cleanup and work day- Saturday, April 30, 2016. At 8:00 a.m. (Low Tide due at 10:43 a.m.)

Projects scheduled:

Inspection of decking

Replace bad boards

Chuck Blount agreed to fix the receptacle at the fish cleaning station and replace the bulb.

Slips for sale:

Currently there is one slip for sale

Slip# 19- Jim Pittman

With no further business to conduct,

Meeting adjourned at 8:28 PM

Addendum to the Minutes:

Title: Post Meeting Report Feedback Received from Slip owners

1. Eddy Leiwand said he could get a bid from another large marine construction company for the total replacement costs for the marina. Flint Construction Company has a very mediocre reputation and our take his estimate as sort of a SWAG. Mr. Phil Johnson had H & H marine construction (a larger marine contractor with a good reputation) look at the project and give a somewhat higher cost estimate. We put much more credibility in the H&H cost figures. Suggest including the cost figures from H&H in the attachments for the next meeting minutes.
2. We should include labor in the cost figures for the phase I decking replacement for planning purposes. It may be that the marina members can do this labor, but given the multiple medical ailments and age of the marina members and the relatively low turn-out at the work days. In reality may dictate that we hire the labor. Just putting the stainless screws in the decking required a lot of time and effort over several work days. If the labor can be done by the members - great, then the \$ savings could be put towards the total marina reserve fund that will come due at a later date.
3. With respect to the discussion of the insurance limits and expenditures, there was only a very modest amount of money to be saved by lowering the coverage amounts. The best way to "balance the budget" is to get the HOA to cover the insurance premiums. The expectation is Jeffrey Lynch, Neil Wilson and others on the HOA board will agree to this and get it passed by the board by actually putting this premium cost in the HOA budget and having the up-coming bills go to the HOA. Otherwise the only realistic way to get a financially sound marina is to raise the slip fees - which are still a bargain, even with raising the fees to cover the inevitable repair/replacement costs.

Thank you,
Neil Wilson

MARINA REPLACEMENT RESERVE INFORMATION

Rev 3/31/2016

1. LIFECYCLE EVALUATION

Reconstruction of our marina comes in two phases:

- Phase 1, "Decking Replacement". This occurs at T+25 years (or CY 2015).
- Phase 2, "All-inclusive Marina Demo & Replacement". This occurs at T+50 (or CY 2040).
- See notes 1, 2 and 3.

2. RULES OF THUMB FOR ESTIMATING TOTAL DOCK REPLACEMENT COST (FY2015 PRICING)

- Demolition and removal, \$7/sq. ft.
- Fixed pier replacement, \$25/ sq. ft.
- Floating dock replacement, \$40/ sq ft.
- Pump-out station, electrical wiring, new pedestals and plumbing. (\$25,000.)
- See note 4.

3. BENNETT'S CREEK LANDING MARINA SQUARE FOOTAGE ESTIMATES

- 4,280 sq. ft. (total)
Calculation : 535' (dock length) x 8 ' wide = 4,280 sq. ft. (total)

Neil's Measurements (3/30/16):

Locations susceptible to storm damage:

- T-Dock: 8' x (175' + 80' = 2,040 sq. ft.
- T-Dock to Electrical Shed: 8' x 67' = 536 sq. ft.
- Sub-total: 2,576 sq. ft

Locations on dry land/ not susceptible to storm damage:

- Entry Gate to Electrical Shed: 8' x 152' = 1,216 sq. ft.
- Total: 3,792 sq. ft.

4. ESTIMATE TO REMOVE AND DISPOSE OF THE MARINA

- \$26,544 (value in CY 2015)
- \$ xxxxx (value in 25 years (CY 2040) @ 3% inflation)
- Calculation: 3,792 sq. ft. (total) x \$7/ sq.ft. = \$26,544

5. ESTIMATE TO EXECUTE PHASE 1, "REPLACE DECKING"

- \$6,256 (value in CY 2015)
- \$ xxx (value in 10 years (CY 2040) @ 3% inflation)
- Calculation: \$6256 for 2"x6"x8' marine grade WOOD decking (948 boards x \$6.60/ea)
- or- \$14,220 for 1"x6"x8' ARTIFICIAL decking (948 boards x \$15.00/ea)
- Calculation:
Marina Total Square Footage: 3,792 sq. ft.
4,280 sq. ft. / 0.5 ft. (width of a 6" board) = 7,584 linear of decking using 2x6 lumber.
8,560 / 8' = 948 (2x6 boards)

See notes 5, 6 and 7.

5. ESTIMATE TO EXECUTE PHASE 2, "ALL-INCLUSIVE MARINA DEMO & REPLACEMENT"

- \$146,344 (value in CY 2015)
- \$ xxxx (value in 25 years (CY 2040) @ 3% inflation)
- Calculation: 3,792 sq. ft. (total) x \$7/ sq.ft. = \$26,544 (Removal & Disposal)
- Calculation: 3,792 sq. ft. (total) x \$25/sq.ft. = \$94,800 (Replacement for fixed Pier)
- Calculation: \$25,000. (Pump-out, electrical & new pedestals and plumbing)

6. SAVINGS PLAN FOR PHASE 1 "REPLACE DECKING" (\$8,000 GOAL)"

Neil Wilson, created 10/1/2015

File: J:\1-My Stuff\Computer File X-fer_My Stuff-Personal\BCL Marina\Replacement Reserves - Summary

MARINA REPLACEMENT RESERVE INFORMATION

Rev 3/31/2016

- \$128/month (5 years @ 3% interest) or \$7/month per slip
- \$60/month (10 years @ 3% interest) or \$3/month per slip

7. SAVINGS PLAN TO "REMOVE AND DISPOSE OF THE MARINA (\$63,000 GOAL)"

- \$146/month (25 years @ 3% interest) or \$8/month per slip
- \$112/month (30 years @ 3% interest) or \$6/month per slip
- \$88/month (35 years @ 3% interest) or \$4/month per slip

8. SAVINGS PLAN FOR PHASE 2 "ALL-INCLUSIVE MARINA DEMO & REPLACEMENT (\$340,000 GOAL)"

- \$790/month (25 years @ 3% interest) or \$43/month per slip
- \$606/month (30 years @ 3% interest) or \$31/month per slip
- \$476/month (35 years @ 3% interest) or \$25/month per slip
- \$381/month (40 years @ 3% interest) or \$20/month per slip

9. ESTIMATED COST OF HAVING PURCHASED A \$12,000 SLIP

- \$20/month over 50 years
- \$40/month over 25 years
- Estimated commercial slips rent for \$125 - \$250 / month (CY 2015)

10. ESTIMATED AVG COST TO PURCHASE A SLIP

- \$12,000 (current value)
- \$25,000 (value in 25 years (CY 2040) @ 3% inflation)

NOTES:

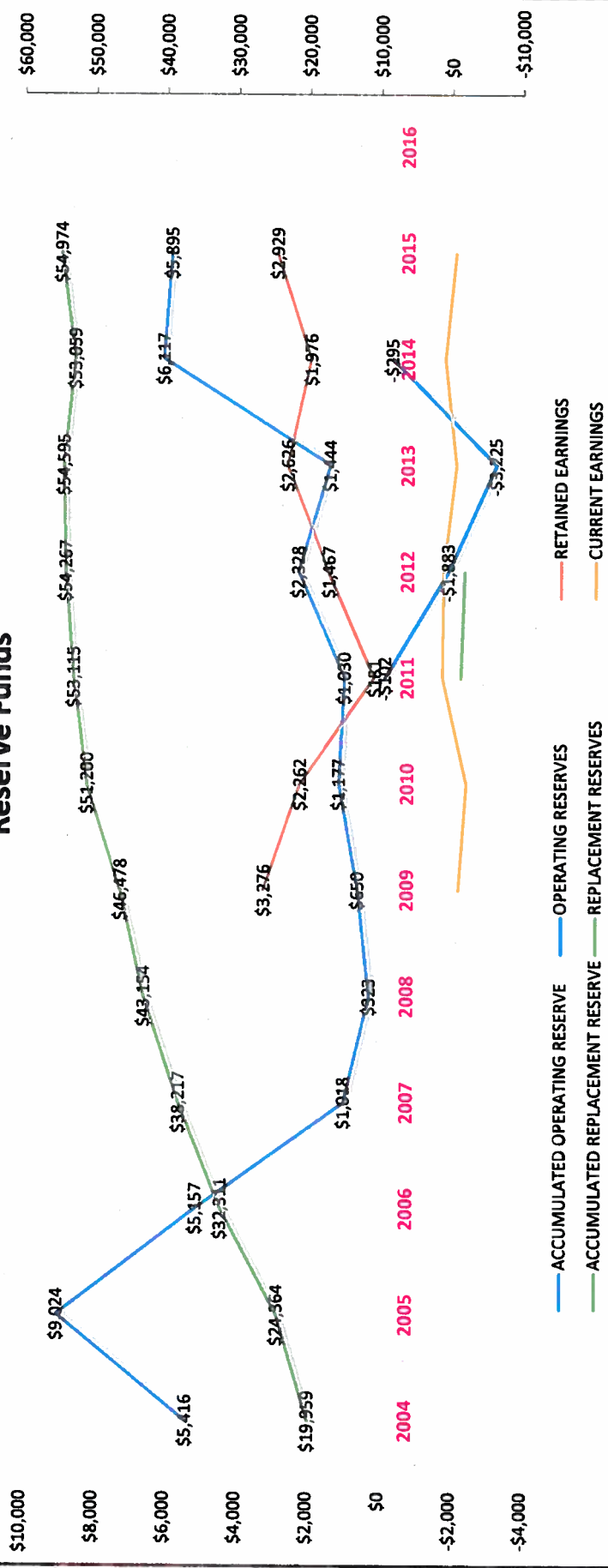
- (1) Our marina was constructed around the year 1990, so T = 1990.
- (2) These are estimated dates for financial planning purposes only. Actual conditions will dictate when we begin replacement work.
- (3) Suggest we implement an annual maintenance plan that requires we (slip owners) formally inspect and document the condition of our dock at least once a year, during clean-up day. This will enable us to better gauge when replacement should begin.
- (4) Lumber pricing provided by Princess Anne Pile by and Lumber Company. Construction & demolition "Rules of Thumb" provided and Flint Marine Construction. These figures were agreed upon as conservatively high per S & B Marine Construction Inc, Sandy Tomlin, President.
- (5) No labor or material cost (e.g., screws) are included.
- (6) Estimate is for marine grade wood deck boards, #1 Ground contact, 2x6x8', \$6.60/each. This lumber is NOT found a LOWES.
- (7) Artificial decking typically has a 25-year limited warranty against rot, termites or insect damage. Although it has a vastly superior life span compared to the salt-treated lumber found at Lowes, it is not superior to marine grade decking. In fact, artificial decking and marine grade decking are nearly equivalent in life span, both about 25 years. Another issue is artificial decking is only 1" thick and requires joist spaced at ~16" on-center (OC). I believe the joist spacing at our marina is almost 48" OC. This means we must use 2x6 marine grade lumber.

Sources Info:

- Inflation Rates: <http://www.usinflationcalculator.com/inflation/current-inflation-rates/>
- Inflation Calculator: <http://www.buypupside.com/calculators/inflationjan08.htm>
- Saving Calculator: <http://www.bankrate.com/calculators/savings/saving-goals-calculator.aspx>
- S&B Marine Constrction: <http://www.manta.com/c/mm7698f/s-b-marine-construction-inc>
- Flint Marine Constrction: <http://flintmarine.com/>
- Princess Anne Pile by and Lumber Company: <http://paplumber.com/>
- Sea Port Marine Supplies: <https://www.seaport-marine.com/>

| YEAR | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|---------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| ACCUMULATED OPERATING RESERVE | \$5,416 | \$9,024 | \$5,157 | \$1,018 | \$323 | \$650 | \$1,177 | \$1,030 | \$2,328 | \$1,444 | \$6,117 | \$5,895 | \$5,895 |
| ACCUMULATED REPLACEMENT RESERVE | \$19,959 | \$24,364 | \$32,311 | \$38,217 | \$43,154 | \$46,478 | \$51,200 | \$53,115 | \$54,267 | \$54,595 | \$53,059 | \$54,974 | \$54,974 |
| REPLACEMENT RESERVES | | | | | | | | -\$1,254 | -\$1,770 | | | | |
| OPERATING RESERVES | | | | | | | | -\$102 | -\$1,883 | -\$3,225 | -\$295 | | |
| RETAINED EARNINGS | | | | | | \$3,276 | \$2,262 | \$181 | \$1,467 | \$2,626 | \$1,976 | \$2,929 | \$2,929 |
| CURRENT EARNINGS | | | | | | -\$1,013 | -\$2,080 | \$1,285 | \$1,139 | -\$630 | \$952 | -\$538 | -\$538 |

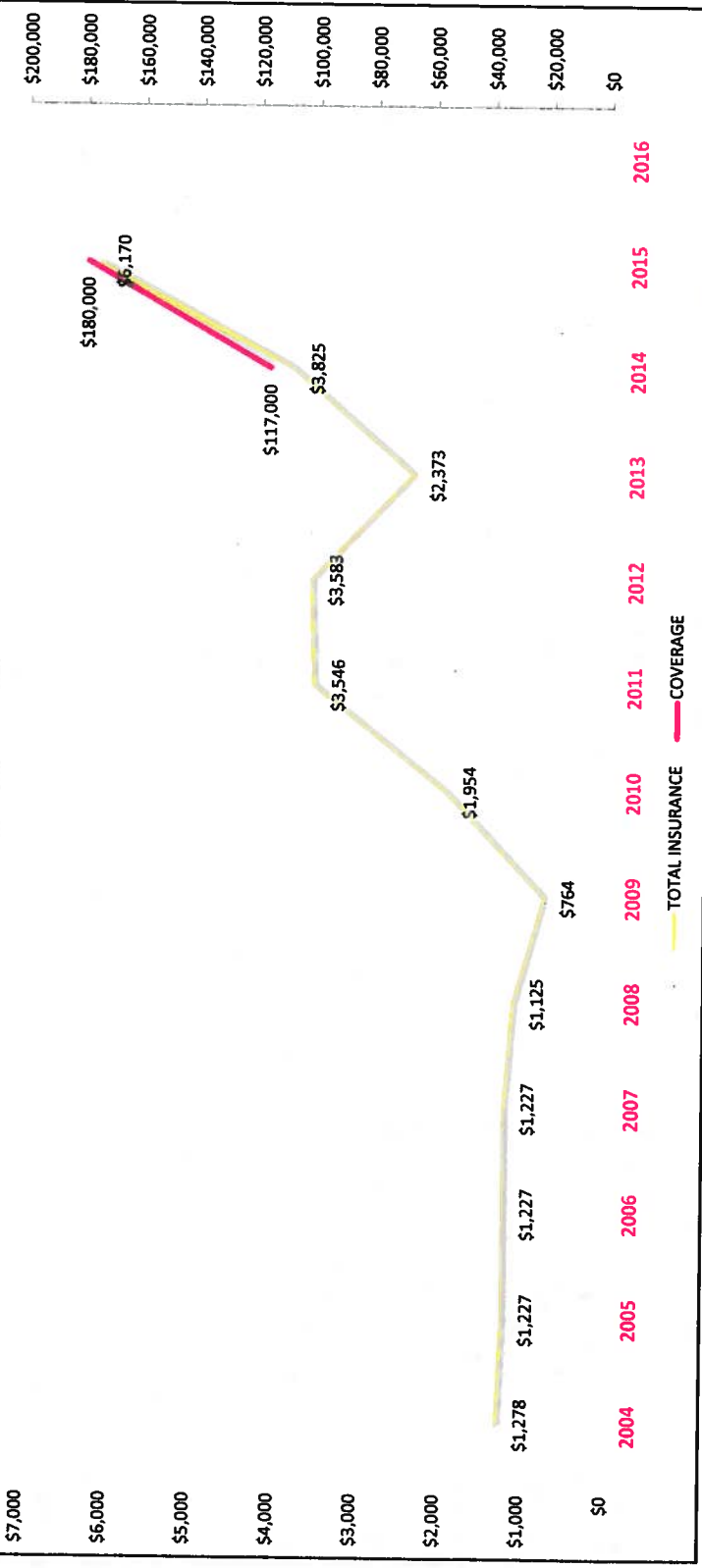
BCL MARINA Reserve Funds



| YEAR | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|-------------------------|---------|---------|---------|---------|---------|-------|---------|---------|---------|---------|---------|---------|---------|
| PROPERTY INSUR - MARINA | \$0 | \$0 | \$0 | \$0 | \$1,125 | \$764 | \$1,954 | \$3,546 | \$3,583 | \$2,373 | \$0 | \$2,254 | |
| PROPERTY INSUR | \$1,278 | \$1,227 | \$1,227 | \$1,227 | \$1,125 | \$764 | \$1,954 | \$3,546 | \$3,583 | \$2,373 | \$3,825 | \$3,825 | \$6,170 |
| TOTAL INSURANCE | \$1,278 | \$1,227 | \$1,227 | \$1,227 | \$1,125 | \$764 | \$1,954 | \$3,546 | \$3,583 | \$2,373 | \$3,825 | \$3,825 | \$6,170 |

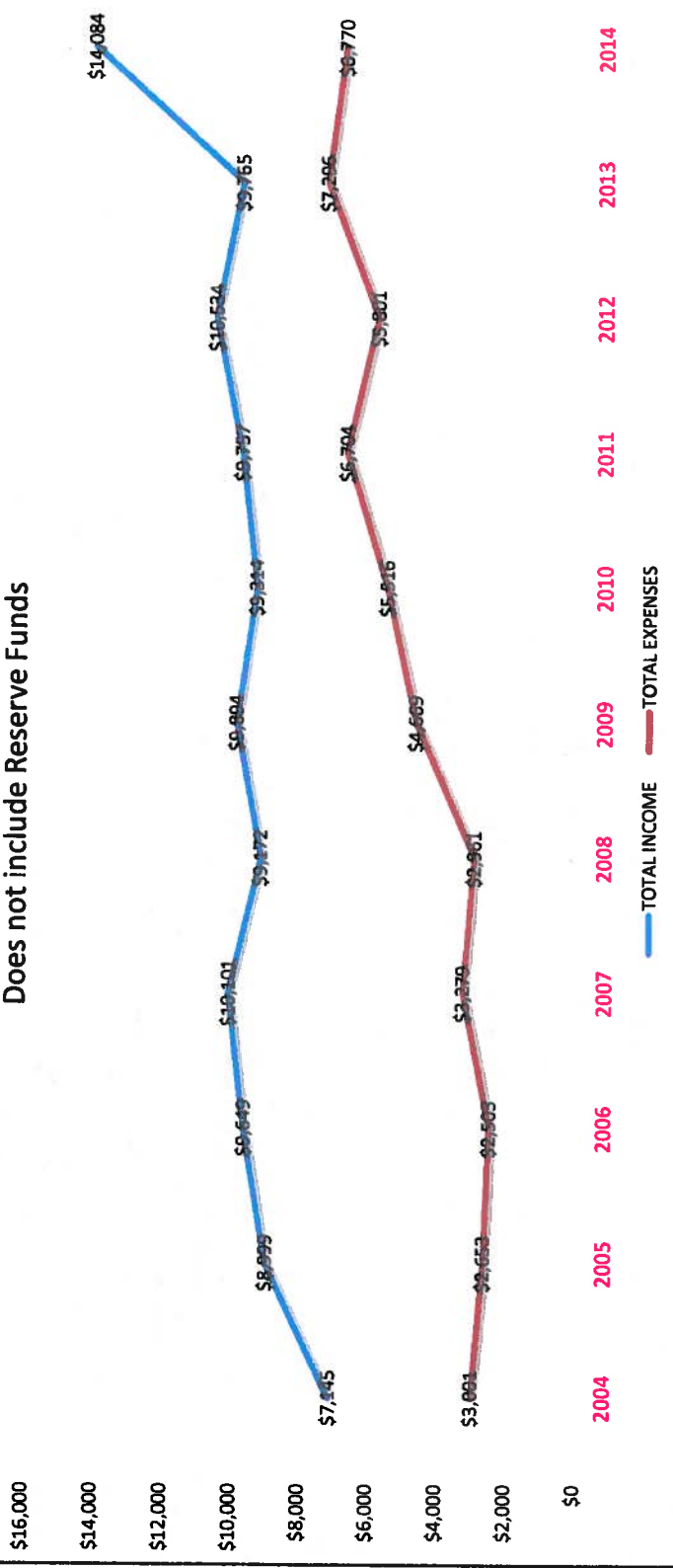
\$117,000 \$180,000

MARINA INSURANCE



| YEAR | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------------|---------|---------|---------|----------|---------|---------|---------|---------|----------|---------|----------|---------|------|
| TOTAL INCOME | \$7,145 | \$8,999 | \$9,649 | \$10,101 | \$9,172 | \$9,894 | \$9,314 | \$9,757 | \$10,534 | \$9,765 | \$14,084 | \$9,727 | |
| GEN. ADMIN, INS UTILITIES | \$2,004 | \$1,975 | \$2,061 | \$2,009 | \$2,085 | \$2,077 | \$3,303 | \$4,845 | \$5,019 | \$3,661 | \$5,188 | \$7,399 | |
| MAINTENANCE | \$180 | \$335 | \$233 | \$211 | \$331 | \$408 | \$325 | \$311 | \$339 | \$329 | \$182 | \$229 | |
| TOTAL EXPENSES | \$3,001 | \$2,653 | \$2,503 | \$3,279 | \$2,961 | \$4,669 | \$5,516 | \$6,704 | \$5,801 | \$7,296 | \$6,770 | \$8,311 | |

BCL MARINA
Income vs. Expense
 Does not include Reserve Funds

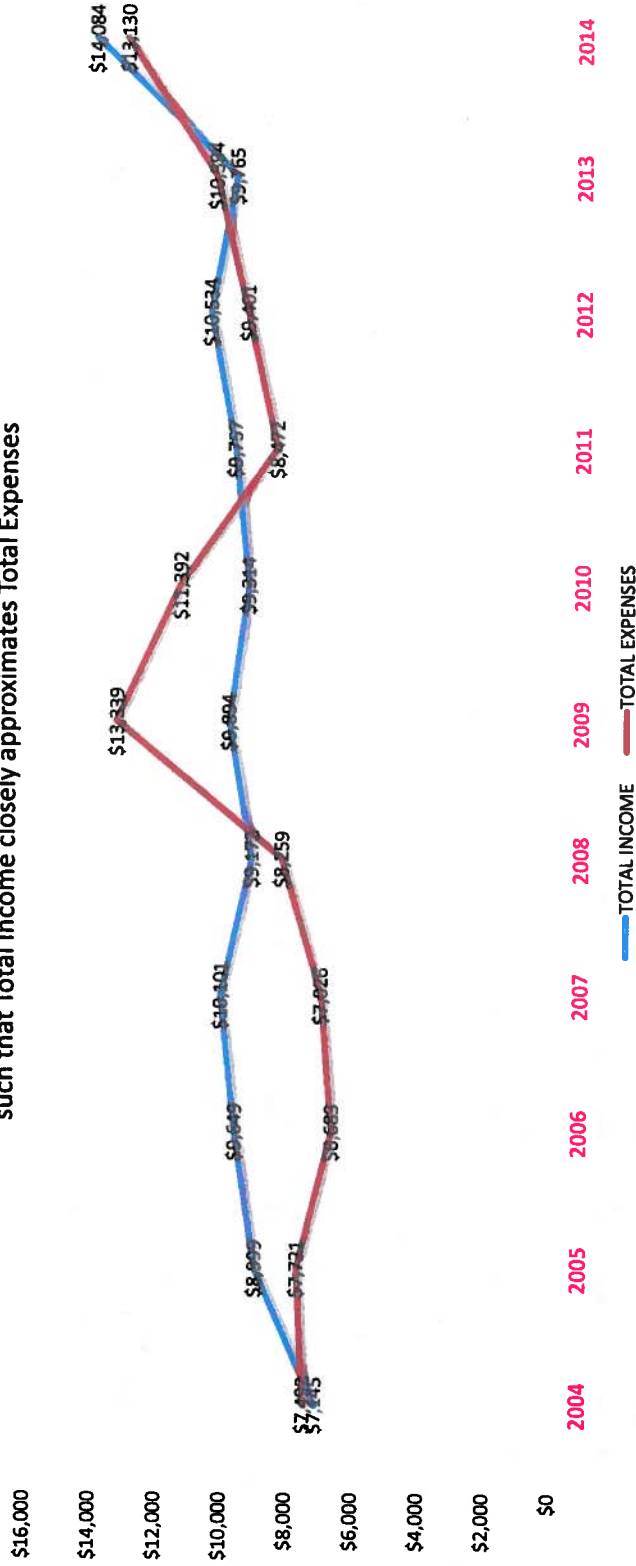


| YEAR | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|---------|---------|---------|----------|---------|----------|----------|---------|----------|----------|----------|----------|------|
| TOTAL INCOME | \$7,145 | \$8,999 | \$9,649 | \$10,101 | \$9,172 | \$9,894 | \$9,314 | \$9,757 | \$10,534 | \$9,765 | \$14,084 | \$9,727 | |
| GEN , ADMIN, INS UTILITIES | \$2,004 | \$1,975 | \$2,061 | \$2,009 | \$2,085 | \$2,077 | \$3,303 | \$4,845 | \$5,019 | \$3,661 | \$5,188 | \$7,399 | |
| MAINTENANCE | \$180 | \$335 | \$233 | \$211 | \$331 | \$408 | \$325 | \$311 | \$339 | \$329 | \$182 | \$229 | |
| REPLACEMENT RESERVES | \$3,850 | \$4,349 | \$3,663 | \$417 | \$1,299 | \$3,999 | \$4,624 | \$1,915 | \$2,201 | \$3,306 | \$1,400 | \$683 | |
| OPERATING RESERVES | \$641 | \$719 | \$517 | \$3,330 | \$3,999 | \$4,671 | \$1,252 | -\$147 | \$1,399 | \$1,000 | \$1,663 | \$1,915 | |
| TOTAL EXPENSES | \$7,492 | \$7,721 | \$6,683 | \$7,026 | \$8,259 | \$13,339 | \$11,392 | \$8,472 | \$9,401 | \$10,394 | \$13,130 | \$10,263 | |

BCL MARINA

Income vs. Expense

Includes Reserve Funds, which are applied/transferred at the end of year such that Total Income closely approximates Total Expenses



Bennett's Creek Landing Marina List
May 2016

1. Scott Wilson/Amanda Kraus ascottw@gmail.com (C) 773-6330
111 Lookout Circle krausal23@yahoo.com (C) 703-786-5028
2. Steve Turner stevet_rockfisher@charter.net (H) 483-6159 (O) 373-4218
111 Settlers Landing Road
3. Jeff Lynch Jeffrey.D.Lynch@uscg.mil (H) (O) 202-380-6485
113 Windy Point Drive kimberlylynch65@yahoo.com (C)
4. Eddie & Betty Leinwand eleinwand@igf-inc.com (H) 686-0221 (O) 686-8455
107 Lookout Circle
5. Matt Zydron matt.zydron@gmail.com (H) 651-6574 (O)
103 Settlers Landing Road
6. Jimmy Wilson Wilsondrip1@verizon.net (H) 686-0940 (O) 630-8889
106 Windy Point Drive
7. Neil & Carol Wilson everette2801@verizon.net (H) 686-2242 (O) 393-7094
100 Windy Point Drive (C) 621-7832
8. Phillip and Carol Johnson pjohnson@towneinsurance.com (H) 488-5019 (O) 391-3521
117 Windy Point Drive
9. Patrick & Kollette Hillard Khillard@nsacademy.org (H) 686-5967 (O) 621-8599
110 Lookout Circle hillardpat@gmail.com
11. Daniel Strum danstrum@hotmail.com (H) 745-7112 (C) 285-0720
116 Bennett's Creek Landing
12. Daniel Strum danstrum@hotmail.com (C) 285-0720 (O)
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13. Keith Maddrey kmaddrey99@gmail.com (H) (O) 439-3591
112 Bennett's Creek Landing Road
14. Chris Henderson jahenderson62@hotmail.com (H) (O) 678-480-3066
110 Bennett's Creek Landing Road
15. Peter & Suzanne Teumer teumerp@nationwide.com (H) 638-7401 (O)
100 Lookout Circle
16. Maynard & Nancy Clanton nclanton1@live.com (H) (O)
102 Lookout Circle
17. Charles and Lora Blount chuck.blount@atlanticcom.net (H) (O)
103 Lookout Circle (C) 328-0455
18. Buck Tysor bbtysor@gmail.com (H) 686-0597
117 Bennett's Creek Landing Road
19. Jim Pittman jimpittman60@gmail.com (H) 483-6740 (O)
109 Riverside, Drive

Bennett's Creek Landing Marina

**NON- Slip Owners
October 2015**

- 1. John and Rachael Dempsey 116 Bennett's Creek Landing Road**
Phone: (757)-230-1749 Email: demps127@gmail.com

- 2. Millard Zydron**
Email: Mazydron@outlook.com