

Bennett's Creek Landing Marina

Semi-Annual Meeting

106 Club Road, Suffolk, Virginia 23435

Tuesday, November 15, 2016

A Quorum was made of nine members and two proxies.

Call To Order:

- Neil Wilson welcomed everyone and called the meeting to order at 7:00.
- Neil Wilson introduced Debbie Pitzer, our new Associate Manager.
- Neil requested that non slip owners name address and phone numbers be added to our contact list

Financial Report:

Current financial statement

- Operating Account \$3,637.22
- Operation Reserve Account \$6,382.39
- Replacement Reserves \$56,240.69

A motion was made and passed 10 to 0 to adopt the 2017 budget as presented.

Completed Work:

- Insurance responsibility has been transferred from the Marina to the HOA per the Bylaws, Art. VII, Sect2.1.
- Jeff Lynch reported the painting of the Marina is somewhat finished. The persons hired didn't finish all, so some touch ups may be required. They never came back to finish the job.
- Chuck Blount and his son repaired the floating dock.
- Millard Zydron repaired the entrance gate to prevent sagging and to allow the lock to function properly.
- Neil Wilson showed us a demo of the Marina Website.
- Neil also showed us the "The Marina Slip Owners- "Bennett's Creek Landing" Facebook page he established. Members are encouraged to join, add pictures and keep each other informed.

Unfinished/Ongoing Business:

Pump-out system has been winterized and may need additional repairs.

New Business:

- Nancy Clanton will be the secretary for the marina minutes.
- Future meetings will be held at 5:00 as a new law enacted prevents our Association manager, Debbie Pitzer to go into overtime.
- A gift card in the amount of \$50.00 was suggested and approved to give Diver Dan for helping to overturn our floating dock.
- A gift card in the amount of \$25.00 was suggested and approved to give Millard Zydron for helping and repair work.
- Chuck Blount said that he would take care of Chris Blount with a gift card for assisting the Marina during the fixing of the floating dock work day.

- Reviewed the Marina rules (bylaws-BCL HOA, Article 12 NS Marina rules, dtd 10-7-2013). It was proposed that a member coordinate a review for our next meeting and have them dated and signed.

ACTION TO: Buck Tysor and Nancy Clanton agreed to work on updating our Marina rules document to include formal signatures and incorporate prior agreements recorded in meeting minutes.

- Suggested incorporating slip leasing and canoe/kayak access agreement in Marina rules or the Marina's web site.
- Suggested incorporating Canoes and Kayaks the Marina Structural Drawings in Marina rules or the Marina's website.
- **Work day #1** – 11/19/16 Meet at dock at 8:30am
 1. Structural inspections of Dock (2teams: 1 topside & one on floating dock)
 2. Pump-out repairs
 3. Clean up and landscaping
- **Workday #2** – 12/3/16 Meet at dock at 8:30
 1. Relocate floats from beside pool house to under club house deck.
 2. Clean landscaping (bushes, trees) beside around perimeter of the clubhouse and marina walkway.
- **Winter Meeting Social:** (Minimal business discussions)
January 28, 2017 at clubhouse at 7:00pm
- **Spring Meeting:** Tuesday April 18, 2017 at 5:00.

Adjournment: The meeting was adjourned at 8:30.