

# Bennett's Creek Landing Marina

## Semi-Annual Meeting

106 Club Road, Suffolk, Virginia 23435

Tuesday, April 18, 2017

A Quorum was made of 10 members and two by proxy.

### Call To Order:

- Neil Wilson welcomed everyone and called the meeting to order at 5:15.
- Neil Wilson stated that all future meetings will be held at 5:00 as a new law enacted prevents our Association manager, Debbie Pitzer from working overtime.

### Financial Report:

Current financial statement

• Operating Account	\$ 5,423.99
• Operation Reserve Account	\$ 6,755.94
• Replacement Reserves	<u>\$57,633.90</u>
TOTAL	\$69,813.83

### Unfinished/Ongoing Business:

- The underground pump out system septic tank is full and needs to be pumped out at the Marina's expense. The tank is 1000 gallons. UPA retains the design documents for our septic system, if ever needed.
- It is not known if the 75% alarm system is broken or disarmed. (It was later determined to be functioning properly.)
- It was suggested by Debbie Pitzer to get Hines Septic Systems on the approved list. Other septic companies mentioned were Artis and Wrights. It was stated that Wrights Septic Systems were good at trouble shooting and fixing problems. (Forest Septic Tank Service was later found out to have significant knowledge of our underground septic and alarm system.)

#### **ACTION TO DEBBIE: Get estimates for septic repair work.**

- The Winter Social was a huge success and the oysters and pot luck dishes were enjoyed by all.

- **Buck Tysor and Nancy Clanton** read our Marina rules document so that everyone could discuss and be clear on all the rules and regulations for our Marina. There was a good amount of discussion and clarification among the group.

## **New Business:**

- A motion was made and seconded to buy 3 each 100 foot hoses to be used by the Marina.
- Next clean-up day will be Sat. April 29<sup>th</sup> @ 8:30 am.
- It was noted that the Dept. of Health (Environmental Health Services) Scott M. Vogel, AOSE provides pump out maintenance at a 75% cost reduction.
- In the future we want to schedule regular pump outs of the underground septic holding tank.
- Neil will continue to research and identify plants or vegetation that can be planted to minimize erosion along the bank between the pool and the Marina. If anyone can give information or help with this contact Neil Wilson.

**Adjournment:** The meeting was adjourned at 6:53.

The following is a summary of the efforts spent during the most recent Marina clean-up/workday on 4/29/2017

Participants: Chuck Blount, Dan Strum, Scott Wilson, and Neil Wilson

Our planned agenda, which requires preparatory work and material staging, included de-winterizing the marina septic pump-out system, begin replacing deteriorating structural fasteners connecting pilings to deck beams, inspect/repair electrical systems (lights, motion detectors, receptacles, etc.), performing random inspections to identify future work items, and performing general clean-up.

Based on the number of members present, it was decided to focus on de-winterizing the pump out system and placing it on operational status. This work item also serves to reinforce our commitment to caring for the environment. The job required four people (two at the main pump and two at the remote station) using cell phones to communicate and coordinate operations. Significant work included reviewing manual procedures, performing cursory electrical and mechanical systems inspections and ensuring the motor was properly self-lubricating. Additional work included trouble shooting and removing the discharge check valve to eliminate debris which was preventing the system from holding a vacuum. Several repeated and consistent cycles of transferring water from the remote station, to the intermediate holding tank, and eventual discharge to the underground 1,000 gallon holding septic tank were completed successfully. Our underground tank was pumped out for the first time in 20 plus years by Forest Septic Systems. Lastly, verification was made that our septic tank alarm was operating properly. (NOTICE TO ALL: Notify me or a HOA rep if an alarm is heard sounding near the pool/clubhouse complex. The alarm signifies water in the septic tank is a  $\frac{3}{4}$  capacity. The alarm can be silenced by depressing the button located on the side of the pump station.

Completion of pump out system work took nearly three hours, so all other planned work for the day was curtailed for a future work day.

My unofficial take on the amount of work we performed last weekend is estimated at \$750.00 (if performed by a licensed subcontractor). Once again, the work we performed bolsters our financial status but most importantly, builds friendships among those who volunteer and participate.

I'd like to express my sincere appreciation to Chuck, Dan and Scott for their support and dedication and look forward to seeing more of you in the fall, when we will coordinate another work day.

I hope everyone has a GREAT summer,

Neil Wilson

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