

Bennett's Creek Landing Marina

Semi-Annual Meeting

106 Club Road, Suffolk, Virginia 23435

Tuesday, October 10, 2017

A Quorum was made of 8 members and 4 by proxy.

Call To Order:

Neil Wilson welcomed everyone and called the meeting to order at 5:15.

- Neil Wilson stated that the dock has been preserved and painted and that everything looks good. There are a few minor maintenance issues.

Financial Report: Debbie Pitzer

Current financial statement

• Operating Account	\$5,846.09
• Operation Reserve Account	\$7,356.66
• Replacement Reserves	<u>\$60,575.86</u>
TOTAL	\$73,778.61

- It was discussed and agreed that the funds collected from the Kayak Rental not be included in the budget.
- A motion was made and seconded to approve the budget, excluding the kayak income.
- It was discussed that a replacement reserve strategy for future budgets needs to be adopted. Because most of the research has been completed, this strategy can be deferred to the next Spring meeting.

ACTION TO DEBBIE: Include Replacement Reserve Strategy in the 2018 Spring Meeting Agenda. Solicit support from Elaine Doxey to assist slip owners developing an official

replacement reserve, commensurate with the same tasking required by the HOA for other common areas.

Unfinished/Ongoing Business:

- The 2017 proposed changes to the Bennett's Creek Marina rules were discussed. Buck Tysor and Nancy Clanton will continue work on the latest revision.
- Slip owners agreed that everyone should be required to maintain their boat, boat lift and finger pier in proper operating condition. In addition, the general appearance of such items should not degrade (i.e., be an eye sore) but should aesthetically complement the overall appearance of the marina as a whole.
- Slip owners were reminded that the long standing marina rules requiring approval for new installations / modifications were intended to maintain a consistent upscale design theme, ensure notification and agreement by the majority of slip owners prior to installation, and to ensure the structural integrity of any new installation which could adversely affect the safety of all members and property.
- It was discussed that the marina rules for new installations / modifications require majority approval of slip owners and the BCL Architectural Committee. A new requirement needs to be added that VRMC approval may be required and is the responsibility of the person seeking approval to confirm necessity. (Note: It is generally accepted that alterations to the marina which affect its footprint must be approved by VMRC. Other requirements exist.)
- Buck Tysor and Neil Wilson shared proposed design criteria for dock boxes, which are cantilevered over the water on the opposite (shore side) of the main dock. Members agreed with the design. Buck is working to acquire VRMC approval of dock boxes for all slip owners and for the existing floating dock.

- A general discussion was had regarding whether slip owners had the right to install new equipment other than dock boxes on the opposite (shore side) of the main pier, across from where slip owners boats are located. In the past, it had been agreed that individual dock boxes were allowed, if installed in accordance with the marina rules. From a historical perspective, one fixed dingy dock (similar in design to the dock box) had been approved and installed; however, it has since been removed. Slip owners generally agreed that the opposite (shore side) of the main pier should be available for common areas and individual use. Priorities would be set for common areas, such as if a new floating kayak dock were desired. Any remaining vacant areas would be available to individual slip owners. (Common areas always supersede individual usage, even if pre-existing). Dan Strum pointed out that the current location of the raft plus fish station would not allow him to have a small boat/personal water craft opposite my slip. The fish station and/or the raft would have to be relocated, if he desired access to the opposite side of the main pier, to allow a fair and equal access. In closing, slip owners unanimously agreed that slip owner only have legal rights to the slip they have been assigned and have a deed. Other areas of the marina can be used, for whatever purpose, if processes are followed (i.e. slip owners majority agreement, Architectural Review Committee approval and VMRC approval, if needed). Buck and Nancy are working to codify this in our next rules revision.
- Discussions were had proposing acquisition of a VRMC license on behalf of all slip owners for installation of floating docks for PWC usage on the opposite (shore side) of the main pier. Chuck Blount agreed to assist Buck with the floating dock design. The design should consider whether the installation of these floating docks (if installed parallel to the main pier) could unintentionally block usage if installed adjacent to one another. Depth of water should also be considered behind any such floating

docks. Subsequent to the meeting, Chuck notified the Marina Representative that he was unable to pursue this initiative at this time and may reinitiate this effort in the future.

- A new lock was purchased for the Marina Cart. Three 125' hoses were purchased.
- Pump out station is working and Jethro Byrd is working up a maintenance contract to keep it in working order. The Virginia Department of Health will pay for 75% of this cost.
- Water to the marina will be cut off on November 15th.
- A new lock for the marina gate is being considered to eliminate use of a key to exit the marina. This is a new safety and compliance issue which had arisen during a review of our marina insurance policy. Similarly, the community gazebo dock gate access lock is being modified for the same safety / compliance reasons.
- A discussion was had that slip owners had historically volunteered to clean the waterway adjacent to the marina when the marina was relatively new and little maintenance was required. Over time, the voluntary cleanup evolved into work days as maintenance needs of the marina grew. Based on the improved finances of the marina, the age/abilities of our slip owners, and overall lack of support of work days in general, slip owners agreed to discontinue work days and pay for services as needed. This policy will remain in effect unless a specific need arises for which there would be greater slip owner support to reestablish clean-up or work days. Slip owners were requested to notify UPA or the Marina Representative of items requiring repair.

New Business:

The following is a list of repairs that need to be done to the marina.

1. Ropes need to be spliced on the floating docks.

2. Loose wires need to be tied up under the dock.
3. Broken girder needs to be fixed.
4. Sewer line needs to be buried deeper underground.
5. Marina signs need to be put in place.

A motion was made, seconded and approved 12 to 0 to hire this work done.

ACTION TO DEBBIE: Find and hire a contractor for this repair work.

Adjournment: The meeting was adjourned at 7:05.