

COUNCIL WORKSHOP
September 11, 2009

All members were present

1. Marina concerns (Council met with Dockmaster Charlie Libby via speaker phone)

Income

- a. Marina Committee that slip lease fees help offset many Association expenses. This money is controlled by Council as stated in our governing documents.
- b. Charlie wants to activate a long range Marina planning committee.

Security

- a. There was no support for security gates at this time. Charlie wants the long range committee to look at security options
- b. one thing to think about is whether or not the community is secure
- c. Joe has done some research on the issue of a proximity reader at the marina, price on a gate for marina with a proximity reader with a bypass function, the cost would be about \$6000-would involve an aluminum gate at the entrance to the marina at the dockside
- d. Issue of determining where the majority of problems comes from-the sea or the land
- e. It'll be six months or so before the marina committee comes to any decision, would still like more funds for next year

DNREC lease

- a. a copy of lease was provided to Council. *
- b. Ron Masi worked on the lease renewal project in the past, and Council would like Charles Libby to continue working on this issue. He acknowledges non-compliance in several areas and that we need to jump on this issue-will report to us within a week or two

Gazebo

- a. Joe has received bids-estimates from Sussex Marine, Joe will go with worker to investigate the status/conditions of the pilings
- b. Joe believes there are 25 pilings under the gazebo
- c. Joe has three bids on the roof. Council agreed to accept his recommendation to have the work done by Eric Chandler, whose scope of work was the most inclusive, at a cost of \$7,550.
- d. There are volunteers to stain the gazebo

Decking

- a. Sussex Marine representative stated that the decking was in good condition
- b. Charlie Libby said it has already been budgeted, so it needs to be done, there is rot, poor appearance, loose boards
- c. Concern of practicality of replacing deck for purpose of appearances if attempting to move to floating marina

Kayak storage

- a. Jayne circulated pictures and information regarding waterfront kayak storage

Miscellaneous

- a. What to do with money left over from Fishing Tournament-Charlie wanted to keep it in budget for Marina-Karen suggested we use it to reimburse the Social category as the money was advanced to the tournament from that category. Ashley suggested keeping it for the Fishing Tournament next year, Joe clarified, perhaps for prizes
- b. Charlie suggested having a silent auction for fundraising for future tournaments.
- c. Ashley suggested a self-serve crab pot tag box

2. Reserve/Replacement Fund study

Proposals-have received two, the second one from ASG is \$6,600, approximately twice as much as Harbor Engineers which is \$3,900, the third one is Miller Dodson and Jayne has not received it, she believes it may have gone to Mike-Joe received an email from Mike before the meeting indicating he received the Miller Dodson today and will review it over the weekend-will try to circulate the Miller Dodson so that Council can select the company to use prior to the meeting next week

Current reserve fund – CD's?

- a. Jayne proposes taking 100,000 and putting it into 12 month cds, 25,000 every three months
- b. Council agreed to do it-September 15th, 2009, December 15, 2009, March 15th, 2010 and June 15th, 2010

3. Maintenance Projects

Deck cleaning

- a. will begin with shadiest decks first
- b. will be started the next nice weather week on or about September 15, 2009

Deck repair/replacement

- a. Tom Sweeney is available for painting of decks and skirting at 11 or 12 dollars an hour-Council votes to hire him hourly to do this job September 14th weather permitting
- b. Pioneer quoted 3900 to paint railings of new decks, 1600 for the skirting on the new decks, staining would be done in-house
- c. Next two buildings to have decks replaced/replaced need to be determined and it needs to be determined whether or not the entire decks need to be repaired or replaced-this will begin later this fall, weather permitting, 136-131 and 132-137

North Pond area

- a. issue of weeds, only option is to take everything out, replace barrier and replant-will plan to budget for it next year
- b. three adjacent locust trees need to come out, they are getting into the pond liner

4. Council meeting 9/19

Appointment of Chapter 81 committee

- a. Jayne will appoint two co-chairs, Howard Evans and Laura McKeown

Motions to be made – who, when

Approval of new Rules and Regulations

Awarding of Reserve Study contract (if decided by then)

Awarding of Gazebo roof contract

Other

- a. Joe needs a new pond pump \$857 plus freight, cheapest price. Locally, it would be \$1,600; the one Joe found was from Tennessee-Council voted to do it.