

CURLEW LANDINGS

Dock Owners' Association

2015 Annual Meeting Minutes

Meeting: November 30, 2015

Board of Directors Present: Ed Land, Eric Carson, Jim Beaty

Dock Owners Present: 23

The Annual Meeting was called to order at 7:00 pm.

Board of Directors (BOD).

President: Ed Land, present. Ready to cycle off board. Will continue to serve until replaced.
Secretary: Norm Hoffer, not present. Resigned 11/30/15
Treasurer: Jim Beaty, present. Will continue serving as Secretary/Treasurer.
At-Large: Eric Carson, present. Will continue serving as At-Large member.

There are now 3 BOD openings. There were no volunteers to join the BOD. **We need volunteers.. Anyone?**

Financial Update.

As of 11/30/15, Curlew Landings Dock Owners Association (CDLA) has:

1. Collected all but \$3,300 in dredging assessments. Late fees have already been added. Our Bylaws call for property liens as the next step in the collection process.
2. Collected all 2015 dock dues. 2016 invoices for \$400/slip will be issued in the next few weeks.
3. Has \$10,906 remaining of the 2015 dock dues collected.
4. Has \$114,266 in reserves. [final 2015 dock dues remaining at year end will be added to 2016 reserves]

Dredging

Dredging was the major topic of the evening. There was much discussion, including plenty of frustration with West Coast Dredging's (WCD) obvious lack of performance... plus overwhelming desire to get this dredging done as soon as possible. Highlights:

- Numerous meetings with Bobby Smith at WCD by many of us over the past few months concluded:
 - WCD has removed some silt from 12 of our docks, and the canal leading to our docks, but...
 - WCD does not have the capability of completing this work. They do not have the proper equipment, and openly refuse to obtain proper equipment. They are not an actual "dredger", just a marina with a backhoe.
 - WCD does not have the desire to complete the work. They are clearing only enough silt to keep their marina operating, and are awaiting resolution to their lawsuit against the city. (next hearing: April 2016)
 - The contract with WCD has neither a timeline nor termination date. However, they have verbally offered to terminate the contract.
 - Gator Dredging (Gator) was our second quotation, and can still be retained.
 - Gator is an actual "dredger", and possesses the capability of completing the work quickly and accurately.
 - The city of Dunedin has the capability to remediate the storm water runoff upstream, but their current intentions were unknown.

Approved Action Plan:

- Establish a smaller committee of 4-6 Dock Owners to address 2 key issues:
 - Determine what the city will do to help, if anything.
 - Get an updated quotation from Gator Dredging (or second choice after the dredging was approved by the Dock Owners)
 - The Sub-Committee included: Garth duQuesnay, Wayne Andrews, Robbin Olson, Bob Gabriel, Eric Carson, and Jim Beaty.

The Annual Meeting was adjourned at 10:05pm.

The following activity followed the meeting, and are included in these Minutes for the sake of clarity and timeliness:

1. The Subcommittee met with the city.
 - a. There is absolutely no interest in ever dredging our canal.
 - b. There may be some longer term interest in remediating the storm water runoff upstream from us, but no timelines any time soon.
2. The Subcommittee engaged Gator Dredging, which was very familiar with our situation. Gator researched the situation remotely, then came to meet with the Subcommittee on the morning of December 1.

Gator has a short window of opportunity to dredge our docks in the next few weeks. In mid-January, they begin a large, long term project elsewhere. They would not be available to dredge for us for at least 8-9 months.
3. Gator proposed a new contract, which was modified to include wording proposed by the Curlew Landings Dock Owners Association (CLDA) attorney after review. Key points:
 - a. Timeline. Begin immediately upon signing the contract. Contract stipulates the work to be completed within 90 days after CLDA authorization to proceed. (however... job expected to be completed by mid-January).
 - b. The first action is a detailed survey. CDLA representatives will review the results with Gator and will have input on the dredging process.
 - c. Willingness to work within remaining CLDA funds (\$90,000) and remove at least 744 cubic yards of silt. Additional removal available for purchase if necessary.
 - i. CLDA should have approximately \$120,000 in total reserves by the end of 2015. Some of this could be used to dredge more now, if needed, or be a good start for future maintenance dredging.
4. The Sub-Committee and BOD have unanimously agreed to approve the Gator contract in order to complete the dredging mission voted by the majority of Dock Owners in June 2014.
5. A formal, written contract termination to the WCD contract has been fully executed. Wording proposed by CDLA attorney. Bobby Smith signed willingly, and with obvious relief, on 12/12/15.
6. The contract with Gator will be signed early the week of December 14, 2015.

Some final thoughts from the BOD:

The Dock Owners outcry for dredging action has been heard 'loud and clear'. West Coast Dredging is neither capable nor interested in completing the work. In fact, they eagerly signed the release to the contract. Gator Dredging is certainly capable of doing a great job. The city is not going to dredge our canal, and if we are lucky, may someday take steps to remediate the situation upstream.

Gator has an opportunity to fit our job in during the holidays. Time is of the essence. With West Coast Dredging now not an option, and with the careful review of a Subcommittee of concerned Dock Owners, the BOD is moving forward with Gator to finally get some water under our slips.