

CURLEW LANDINGS

Dock Owners' Association

2Q-21 Board of Director's Quarterly Meeting Minutes (via ZOOM)

Meeting: April 22, 2021
Document Date: May 11, 2021
Author: Stacey DeMarse – Secretary

CALL TO ORDER

The meeting was called to order at 7:02 pm.

PROOF OF NOTICE

Proof of Notice was established, which included emails and a physical sign.

ESTABLISHMENT OF QUORUM

A quorum was established. Board members present included Dana Windhorst, Robert Megiel and David Newman.

PRIOR MEETING MINUTES

MOTION: Robert made a motion to approve the 1/18/2021 1Q-21 Board of Director's Meeting minutes. Dana seconded the motion, and all other Directors present voted in favor. **MOTION APPROVED**

STANDARD AGENDA ITEMS

Treasurer's Report

Jim provided a comparison of the 2021 Budget to the April 20 Actual. This is presented in Appendix A.

All 2020 Annual Dues have been paid in full, and 46 of the 50 Slips have paid their Dredging Assessments in full. There is currently \$146,462 in the bank, enough to begin dredging!

Nominating Committee Report

The Nominating Committee had no updates to report.

OLD BUSINESS

Dock Maintenance Officer Report

Mike Brooker reported:

- The gate locks will be replaced in the coming weeks using either mechanical keyed system or a keypad system featuring changeable codes.
- The gates themselves will be reinforced and stabilized to assure proper closure and avoiding contact with the cement walkway below.
- Tie piling replacements will be put off until after dredging.
- We are still getting trespassers on the seawall and the dock, who mostly are here to fish. The group discussed working with the HOA Board to put up more “no trespassing” (and possibly “no fishing” signs along the seawall.
- The Board discussed the potential for security cameras, but no decision was reached.
- The tripping hazards along the walkway at each gate were fixed during the recent paving project.
- Many hoses are leaking. Mike will check this out and begin to make repairs.

Thanks, Mike Brooker, for all you’ve done! You are a godsend.

Dredging Update

Dredging is set to begin on May 9. After mobilization is completed, dredging will proceed from west to east. The HOA has approved the parking spots for Gator’s trucks.

Bylaws and Declaration of Covenants Ammendments

These have been filed and this item is now closed.

Boat Fueling on Docks

No new news. This remains an open item

Minimum Walking Space on Docks

No new news. This remains an open item

NEW BUSINESS

Dredging Management Committee

As of this meeting, there were no volunteers for this committee. Dana will reach out again.

Post-Dredging Navigation Proposal

ADJOURNMENT

MOTION: Dana made a motion to adjourn the meeting. David seconded the motion, and all other Directors present voted in favor. **MOTION APPROVED**

The Meeting was adjourned at 7:59 PM

APPENDIX A
2021 BUDGET vs 4/20/21 ACTUAL

CURLEW LANDINGS DOCK ASSOCIATION

	2021 BUDGET	4/20/21 ACTUAL
INCOME:		
DUES (PAST)		
DUES (CURRENT)	\$ 25,000.00	\$ 25,000.00
DREDGING ASSESSMENT [\$2,000/slip]	\$ 100,000.00	\$ 92,025.00
Late Fees	\$ -	\$ -
Submerged Land Lease Fee (from non-homestead Sellers)	\$ 802.50	
Interest Income	\$ 10.00	\$ 0.84
TOTAL INCOME	\$ 125,812.50	\$ 117,025.84

0 UNPAID

4 UNPAID

EXPENSES:

DREDGING		
Mob/De-Mob, Dredging, Hauling, Permits, Severance F	\$ 131,547.00	\$ -

NORMAL OPERATING EXPENSES		
Insurance		
Statewide Condo. (general liability / E&O)	\$ 3,401.00	\$ 3,883.76
Prosure Group (Board Member Bond)	\$ 138.00	\$ 138.00
Repairs & Maintenance		
Dock Repairs	\$ 5,000.00	\$ 52.10
Electrical	\$ 2,000.00	
Fire Safety (extinguishers / fire hose)	\$ 360.00	
Professional Fees		
Legal Fees	\$ 2,000.00	\$ 2,070.50
Accounting & Tax Prep	\$ 315.00	\$ 320.00
Taxes		
Fla. Dept. Env. Prot. (submerged land lease fee)	\$ 802.50	
Florida Dept. of State (corporation dues)	\$ 61.25	\$ 61.25
Office Expenses	\$ 600.00	\$ 17.63
Utilities (Electric)	\$ 1,100.00	\$ 136.23
Fees / Misc		
TOTAL OPERATING EXPENSES	\$ 15,777.75	\$ 6,679.47

(+ / -)	\$ (21,512.25)	\$ 110,346.37
ENDING BALANCE	\$ 14,720.73	\$ 146,462

READY TO DREDGE