

Dinghy Landing Committee Meeting September 5, 2024

Attendees:

Gina Gloski (Leader), Steve Simonsen, Christine Ransley (remote), Catherine McCann (remote), Lindsey Dombert (remote), Thom Bradley
Susan Bradley (recording secretary)

1. Call to order: Committee leader, Gina Gloski, called the meeting to order at 3:07 PM AST, at C'est La Sea (300-65) and via GoTo Meeting video conference.

2. Update on Dock Stairs Project – Steve

Estimate for stairs already in hand; waiting on a drawing. Steve noted that the stairs would be built over existing rocks, after stabilizing if needed. Working on quotes for railing and ramp attachment bracket from local source. Noted that the dock manufacturer Candock has accessories on their website for railing, ladders, finished sides (we would still need cleats), etc. Gangway railings available on site are \$800 for 8 ft, \$1200 for 12 feet, plus shipping. Agreed we need railing for left side of stairs and gangway. This is an additional cost over the \$5000 (amount approved by Trustees).

Discussion on timing for step installation – plan for October or November

3. Update on Signs - Gina

Signs were completed but there were a couple of mistakes that Gina is working with the company to fix. The Private Dock sign for the front of the dock is larger than expected so will try to make work between the cleats and fittings. Posts were also delivered for the entrance sign. Thom offered free labor in a couple weeks from guests he has arriving. Discussion on location of the “booting” sign, such that it wouldn't be blocked by cars – possibly straight down from the drive as you enter between the coconut trees.

4. Dinghy rack data form to full HOA - Gina

Gina wants to expedite assigning the available dinghy racks to homeowners and requested agreement of sending out the data form to the HOA to judge interest. There were two still 2 issues which vary from the old rules: 1) requirement to have liability insurance and 2) changes to DLA rules approved by the trustees.

Lindsay brought up the idea of rotational ownership to give more people an opportunity to use the rack area. Gina thought we should see what the need is by getting the form out for people to submit their request and possibly the sharing will enable more people to use the area. Steve felt everyone who has a rack should continue to possess the space. There was some opposition to the previous rules that did not have an expiration date. If there was a change to the length of ownership, the current owners should be grandfathered in by the old rules and not be limited. Gina noted that going by first come first serve may not work for the available spaces (some are narrow) so thinks we should modify that rule. Christine proposed that one slot be held open for people to use on a rotational basis or with a shared dinghy. Most of the committee thought this would be a good idea. Committee agreed to send the form out to the HOA now to determine interest. Thom suggested a sub-committee figure out how best to allocate the two open spots from forms submitted and volunteered Gina and Christine to manage. The two accepted.

5. Update on Dock Liability Insurance – Gina

Liability Insurance for the dock was obtained from Blue Waters for an annual cost of \$1900. Gina inquired if this cost should be distributed among rack owners to offset cost since it was not in the budget. No one agreed that this would be fair since other boat owners use the dock. Currently, the policy recommended everyone using a watercraft to have personal liability insurance. Five of the 7 rack owners have liability insurance. Gina is also requesting a quote without personal liability being a requirement of watercraft owners to see what the cost impact would be. POST-MEETING UPDATE: no price difference if not required. Catherine asked if a waiver could be used as an alternative – others' experience say waivers don't work.

Steve recommended that the issue of requiring liability insurance of dinghy owners be brought to the membership at the annual meeting for a vote. Gina requested that it be brought to the Trustees first.

6. Stickers and placard for parking – Steve

Steve brought 34 stickers, plus 11 rear view mirror hang tags (5 have stickers) to the meeting. The slot for permit number should be the villa lot number (Colin should use company name). Thom volunteered to source additional hang tags. Christine volunteered to research source of stickers and get additional.

Gina will draft a letter will go out about availability of stickers if anyone needs one. Susan and Steve will be the contact for obtaining stickers. Steve will provide a sticker to Colin.

7. Dinghy Landing Rules Revision - Gina

Gina reviewed the proposed Dinghy Landing Area Rules and highlighted those areas where some agreement needed to be reached among the committee members. The committee could not reach an agreement on the subject of liability insurance; this will need to go to the Trustees. Once the changes below are made, the rules will be taken to the trustees to approve and then they will be rolled out to the homeowner membership.

There was discussion about the communication plan and enforcement of the homeowner-only restrictive use of the dinghy landing area. The following plan resulted:

1. Communicate to membership the requirement for car stickers
2. Post new signs in October/November
3. Begin tagging cars with warnings for at least two months (Thom will source warning stickers)
4. Develop database (google drive) of people/cars with warnings
5. Begin booting cars after a warning

Specific rule changes to the 8/24 draft:

- 1.d. Susan to provide email address for secretary
- 1.f. Long term rental defined as 6 months to a year
- 1.k Add note that trailer may be stored during storms
- 3.d Add allocation to be decided by Dinghy Landing Committee
new – Add verbiage about dinghy rack owner being responsible for maintaining rack and repositioning if moved/damaged after storm.

Other landing related items:

- Two racks still tangled from the last tropical storm – Susan to reach out to owners to get them to put back in place or see if they want Colin to fix and bill them back.
- The trees along the shore have grown in so that a couple of the racks are difficult to access – Gina to get with Donald Schnell to have added to trimming list.

8. Dinghy Landing Rack Usage Agreement – Gina

Gina requested feedback on a couple issues before taking the Agreement to the Trustees for review.

1. Should a fee nominal fee be charged to offset the added cost of insurance/dock fees? Propose \$250.

Discussion included justifying a neighborhood amenity and just 7 slots available and the incentive to make sure allocated racks are used. Four of the members were in favor of the fee being charged, two were against. Decision was made to take the fee for a vote of the HOA membership.

2. Do we set a term limit on rack storage? Decision that we can wait and see if everyone can be accommodated with sharing.

9. New business

Steve brought up the issue that a homeowner was in violation of parking a truck at the landing for an extended period. He will wait 2 more days and then attempt to get in touch with the owner to get it moved.

10. Adjourn – Meeting was adjourned by Gina at 5:04.

Minutes submitted by S. Bradley 9/10/24