

## **Dinghy Landing Committee Meeting April 9, 2024**

### **Attendees:**

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

**1. Call to order:** Committee leader Gina Gloski called the meeting to order at 4:02 PM AST, via GoTo Meeting video conference.

**2. Dinghy Landing Rules and Regulations** – Gina had previously shared the Dinghy Landing Area Rules and Regulations (DLA R&R) and noted that they had been created in 2011 and approved in 2015. (These are available for review on the website). One goal will be to update them.

**3. Dinghy Racks** – Steve shared the recent history of the dinghy landing area.

- about 13 yrs ago, the HOA believed that association owned all the shoreline in the landing area and had racks stretching between the dock and the property of 300-69B
- a survey performed indicated we did not own the last 35 ft to the west of the dinghy dock.
- a title search was also performed and found that all the property was not owned by the association.
- at that time there were about 12 dinghy racks, so all the owners of the racks on the private property were notified that they may need to remove the racks. At that time one of the 12 was owned by a Chocolate Hole resident and they were paying \$1000/yr for the use of our landing area.
- we now have 7 racks on HOA property

It was noted that the DLA rules and regulations says there are 9 racks.

Gina shared a map that displayed the property of the dinghy landing area, attached. Steve confirmed it appeared accurate for the HOA property but that the 300-69 REM had been subdivided into 3. It was noted that the Great Landing Road ends in a sandy area but that the entire area is not owned by HOA – only about half. The area under the trees is also private property.

**4. DPNR status of dock permit** – We do have a dock permit. There was an issue previously when the office of the DPNR lost our file for the dock permit and began sending us a bill for a permit that wasn't ours. The bill went unpaid. When a permit was requested for changes to the dock later, it was denied as the DPNR said the permit had expired. Steve Simonsen and Donald Sussman began working to reinstate. In order to do that, we had to pay the money in arrears which amounted to \$11,000. It took two years and several repeat signatures to get the dock re-permitted.

We are current on the permit and it cost about \$3000 annually to renew. The permit is for a floating dock only. The dinghy racks do not have a permit. DPNR did not like us installing the racks but they have not forced us to remove.

Gina had discovered through her research that at one time (around 1999-2000) the property around the dinghy landing was offered to the HOA for a small amount of money but the HOA at that time did not want the liability of the additional property. The property was never in the HOA although the current owners have been asked to join as an associate member.

**Action:** Steve to send a copy of the current permit to the committee. **Status:** Action closed April 10, 2024. Permit expires December 2025 (needs to be renewed 90 days prior) and states HOA has liability for all who use the dock and area.

The DLA R&R refers to stickers for vehicles. Steve has these available but no one has really requested one and the use is not being enforced.

### **5. Managing Open Dinghy Rack Spaces –**

**Discussion Summary:** Gina raised the concern that for something that is a neighborhood amenity, there does not appear to be a term limit, so not everyone gets to use the amenity.

Maybe the committee should consider putting a limit on continuous use of 3-5 years, if others are on the wait list. Catherine had issues with the 6 months of year needing to have a boat on the rack – with the two open racks, could they maybe be shared in 2 -3 month time slots. We should have the ability to ask people if they aren't going to use it to give it up. It doesn't appear that anyone is really monitoring the use of the racks. Thom proposed that once a year, we require boat owners to send a picture of their valid DPNR boat sticker to prove they own a boat and are in compliance.

Gina confirmed that there was a form used in the past but doesn't appear that it's been used recently. Concern raised that if there's no spots available then requests aren't going to come in – people won't purchase a boat until they have a confirmed spot which right now is an unknown duration to wait.

Questioned was raised about length of time current owners have had a rack. Many have had them a long time (more than 15 yrs). The most recent have been 6-7 years. Concern was raised by Christine that people who currently have racks have larger boats on moorings in the bay and would not have a way to get to their boat if they didn't have a rack.

Other options were discussed of having ability to have dinghies on trailers or on a moored rope near the dock. This option not as good as pulling dinghies out of the water.

More discussion around paying for use which might result in people giving up the spot if they have to pay for it. Steve commented that on the deed for people's property allows access– to take that away doesn't sound right.

There was the idea that few homeowners actually use or have interest in using the dinghy landing area.

**Decision:** the two open rack spots will **not** be allocated until more research is done to determine the best and fair use of the dinghy landing area.

Christine thought we should build a kayak rack that is free for all to use to give more access to the landing area. Gina had concerns about limited financial resource with roads taking priority.

**Decision:** Committee will create a survey to send to all association members to get more information on what they would like to see for amenities at the landing. The first attempt maybe to keep fees out of discussion – just find out what is desired despite the cost.

**Decision:** all committee members will contribute to questions for the survey.

**Action:** Catherine will create a google document for everyone to contribute to. **Status:** Completed April 10, 2024. Email sent to attendees with google folder url.

### **6. Adjacent Lots**

**Discussion Summary:** Recent history was shared by Steve. There had been some issues with loans, defaulting on loans, subdividing the land to sell and resulting in the lot by the bay being land locked. Associate memberships have been offered to owners and they declined.

Question was raised about owner of 300-6 using part of the landing property for parking. That question would have to be directed to the owner Donald Schnell.

#### **7. Outside use of property.**

**Discussion Summary:** Should there be stickers for people who have access, boat captains charged for use, gate installed to limit dock access to show some attempt at controlling access, concerns about liability. Opening to public might bring more liability issues. Signage is already in place about the area being private property. Is there the possibility of buying the lot? – could be cheap if there's no access. Trustees should look into this.

#### **8. Insurance for landing area**

**Discussion Summary:** Gina inquired about the insurance the HOA pays. Besides the insurance for officers and Trustees, we have liability through St. John Insurance. Does that cover the landing and dock? We pay \$1010/yr for the St. John Insurance.

**Action:** Christine will clarify if the St. John Insurance covers just the roads or also the landing and floating dock.

#### **9. Proper Yachts agreement**

**Discussion Summary:** Gina looking for clarification on what the agreement is with Proper Yachts using one of the dinghy racks. Steve believed it was a verbal only, grandfathered in when Colin bought the company from previous owner. Any maintenance is believed to be covered, possibly including material and labor. Manages the dock when there's storms. Steve does not recall ever getting a bill from Proper Yachts.

**Action:** Gina took the action to discuss with Colin, possibly putting the agreement in writing.

#### **10. Area east of dock**

**Discussion Summary:** Are we required to have rip rap or could that be removed for more rack space? It's there for erosion not sure if a permit was required or would be required to remove. Also, if we add a kayak landing area, we may have to have DPNR permit/approval. It is believed that a permit is needed anytime shoreline is impacted.

#### **Summary of Meeting:**

Plan to have a survey of the membership done in the next two months so there's time for proposals before the next annual meeting.

Need update to DLA rules and regs – which appear to be approved by Trustees only but may want vote by membership.

All members of the committee should walk the boundaries of the dinghy landing. Steve is available to guide since he was involved in recent surveys – reach out to him when available.

#### **Meeting was adjourned at 5:10 pm**

Minutes submitted by S. Bradley 4/19/24