

Minutes of Marina Committee January 14, 2014

Call to Order: 7:00 p.m. BBVCC Clubhouse

Present: Baker, Doutre, O'Dell, Thomsen, Wilde, Hubert, Pirak; BBVCC rep Winterfeld, BBVCC General Manager/Harbormaster Hoffer, BBVCC staff Freitas; Marina committee nominee Calef.

Minutes of November 12, 2013 meeting approved

Agenda approved unanimously

Audience Presentations: None

Old Business

BP contract- BP has not committed due to retirement of our BP contact; BBVCC has contacted replacement BP POC; BP is still considering how to fund BBVCC with some up-front payment and an annual stipend. BBVCC Board will assess and address a final proposal from BP once it is articulated by BP.

Launch ramp retrofit: work is completed and everything on the launch ramp is working. Recent high tides and winds had no adverse effects on the launch ramp.

Channel marker: Signage arrived and installed. Project is complete and in compliance with Coast Guard regulations.

C&D hinge project: Bolts and new hinges have been replaced; project is completed.

Boathouse and dock repair status: Boathouse and docks across from fuel dock have had remedial improvement but are not in acceptable condition and are in dangerous condition. BBVCC has been advised by counsel that BBVCC has no effective jurisdiction over those docks short of imminent danger to BBVCC property. A discussion by a frustrated committee ensued and committee passed a motion by unanimous vote to advise the BBVCC Board to become aware of the dangerous conditions posed by these private docks to BBVCC property, especially in consideration of the proximity of the docks to the fuel dock and an electrical panel that presents an unseen hazard to divers working in the water on adjacent boats in the rest of the marina and unsuspecting others who may come in contact with the water, as further failure of the electrical pedestal can create a shock hazard that reaches to BBVCC docks. The motion further requested that BBVCC BOD direct staff to contact responsible owners of the docks and request they take immediate remedial action by May 1, 2014. Committee further requested the Board to include photos to be taken by BBVCC staff from the waterside (to prevent objections that BBVCC had trespassed on private property) in the action demand letter sent to the private dock owners.

Gate lock replacement: BBVCC BOD approved replacement of dock gate locks and replacement keys to eliminate old keys from launch ramp and moorage lessees who are no longer active and authorized to have access to the marina facilities. Staff advised the committee that an audit of the reserve account and keys is needed before locks are installed; anticipated date for install of new locks is approximately July 2014. Marina users will be advised when they need to swap their keys for new ones.

Installation of dock gate bumpers: Installation of a post device to prevent dock gates from over swinging and remaining open has been completed on C&D, A&B to be in January, weather dependent.

Long-term Projects: Committee had a brief discussion on previous agenda item to develop a priority list of projects most needed to maintain marina facilities. Dock flotation, replacement of damaged sections and replacement of specific dock fingers was addressed briefly. Committee agreed that individual members will email specific proposals to all members and include the proposed projects on the February agenda.

New Business

Marina Dredging: Gen.Mgr/Harbormaster Hoffer reported that the 2014 dredging is on pace for an August dredge of the marina. He provided details on the various studies needed to secure permitting, including several new surveys of eel grass and other environmental elements that have not previously required, which have raised the cost of permitting by county, state and federal agencies. Cost of actual dredging is only slightly increased while government permitting costs have ballooned significantly. The committee was unsurprised at that revelation.

Dredging is tentatively set for August and will require 3 to 4 days; boaters will be able to easily transit the marina during the dredging operation.

New Fuel payment procedures: BBVCC BOD rep Winterfeld presented a flow chart outlining a proposed change to fuel billing that would allow marina users to pay for fuel by credit card and eliminate a 10-step process for BBVCC to collect payment after fuel is dispensed, delaying payment to BBVCC by a minimum of 35 days and up to 60 days or more. The Marina Committee was in general agreement and by unanimous vote, passed a motion to request BBVCC BOD to adopt a whatever payment method gives members the least-cost price for fuel at the BBVCC fuel dock, recognizing that the discount rate for credit cards will reduce the actual cash collected by BBVCC on any particular sale of fuel and the cost of installing a new credit card billing/dispensing apparatus.

Sixty-percent rule: BBVCC staff has requested the committee to consider proposed revision to allow boats who do not meet the 60 percent rule to lease the entire slip, as vacancies have dramatically increased and many entire fingers are vacant.

Discussion addressed issues of current low-vacancy with potential future demand as the economy improves. Committee discussed marina regulations revision and past actions to reduce the wait list which have been effective, pointedly apparent in the current number of vacant slips and how to best meet current needs for revenue without creating an impasse in future months which again create a long wait list for members seeking moorage. Discussion centered on whether current regulations provided authority for the harbormaster to administer temporary solution decisions to put members boats into slips without depriving members who would meet the 60% rule of future moorage, in accordance with current regulations. Committee was tasked with researching possible options and will bring the issue to the February meeting.

Upcoming Maintenance/Projects: BBVCC Harbormaster Hoffer advised the committee that pressure washing of docks will continue as weather permits; a Depth survey of slips and a galvanic survey of the marina are all scheduled and will be completed with volunteers as weather improves. The digital power meters on all docks will be updated in coming months to facilitate improved collection of power usage billing.

New Committee member: The committee has reviewed an application by Ric Calef for membership on the committee. His application was approved by unanimous vote and a recommendation made to BBVCC BOD that Calef be added to the committee.

Next meeting: Set for February 11 at 7 p.m.

No further business was before the committee and the meeting was adjourned at 8:55 p.m.

Respectfully submitted by Rod O'Dell
For the BBVCC Marina Committee