

Minutes of Marina Committee February 11, 2014

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

Present: Baker, Doutre, O'Dell, Thomson, Hubert, Pirak, Calef, BBVCC rep Winterfeld, BBVCC General Manager/Harbormaster Hoffer, BBVCC staff Freitas. Pirak acting chair for Wilde.

Minutes of January 14, 2014 meeting approved

Agenda approved unanimously

Audience Presentations: None

### **Old Business**

**BP contract-** BP has not committed which of two options they will fund: 1) annual stipend or 2) lump sum payment to rebuild launch ramp to facilitate launch of their craft. Current structure does not provide enough approach ramp so their trailer bottoms out. BBVCC will benefit by this rebuild with a new ramp that remedies numerous problems with existing ramp and BBVCC Harbormaster and Board will continue to pursue an agreement with BP for this large financial assist.

**Boathouse and dock repair status- private docks across from fuel dock:**

Winterfeld reported that Board has directed office staff to send a letter and photos of the docks previously discussed by the committee that are in a state of disrepair and dangerous for structure and electrical issues. Marina committee has previously discussed liability issues for BBVCC; GM Hoffer has researched the issue with BBVCC counsel and under the provision of R&R 1.4 general conditions and Marina R&Rs there is no liability to BBVCC. The letter from BBVCC to private dock owners will go to all owners as there is a community ownership of some sections and will advise owners to make necessary repairs. BBVCC does not have an enforceable position to force compliance on this issue

**Dock A & B gate bumpers:** Freitas reported that gate bumpers will be added next week to A & B docks; C dock bumper to be adjusted.

**August dredging plans:** Harbormaster Hoffer reported that this year's dredge will require 3 to 4 days to complete and while boaters will have to be aware of dredging equipment in the channels, there will be little restriction on exit and entrance to the marina. Permitting is still in progress; all is moving smoothly in that regard.

**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. Previous 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.

Committee discussion addressed two issues: 1) Current Marina R&Rs allow for Harbormaster to lease a full slip to a less-than 60% lessee if doing so does not deprive members on the wait list or existing lessees of access to the space. 2) R&Rs permit and the Committee agreed that a member occupying a portion of a finger could request the entire finger to add a second boat, conditioned on the second boat being registered to the member as owner; no sublease permitted and verification of ownership required by BBVCC staff to verify registration and insurance in accordance with current requirements for placing a boat in the BBVCC marina.

**Gas dock billing/credit card system:** Committee briefly revisited the change in gas dock billing procedures; Winterfeld reported the issue has been presented to the BOD who have the issue under consideration and will react at some future date. As the issue is a BOD consideration, no further committee discussion ensued.

## **New Business**

**Upcoming Maintenance/Projects:** BBVCC Harbormaster Hoffer advised the committee funds have been committed to continue last year's project of replacing floats under docks and fingers; Bottom Time is the contractor that will do the replacement, float blocks were purchased and warehoused last year, so there are no material cost considerations. Sort of a Costco approach to dock floats.

Dock finger replacement: As our docks age and reach the end of functional life, replacement is imminent. Because docks are in general good condition, there is no immediate need for replacement, however A dock is approaching replacement status. GM Hoffer advised the committee that reserves will meet the cost of replacing A dock in 9 years, which is the anticipated timeline at which the dock will require replacement. Reserves will allow replacement of B dock in 14 years, again, the anticipated timeline. An audit of reserve accounts is set for 3<sup>rd</sup> quarter and the results of that audit may alter the timeline of dock replacement. Details of that audit will be presented to the committee at a future meeting.

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.

**Next meeting:** Set for March 11 at 7 p.m.

No further business was before the committee and the meeting was adjourned at 8:30 p.m.

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