

Escape Dock Owners

Dock Committee Report

January 2019

Message from Dock Committee Chairperson

So far it's been a really cold winter and I guess some of us are thinking warm days & boats. Well, right now, I'm thinking Docks.

Let me start, our first Dock Owners Report, by saying that I'm looking forward to serving on the Dock Committee as the Chairperson along with our, long time, Co-Chair Joe DiRado and Committee Members, Patti Crispino, Steve DeEsch, Jack Ellex, Kevin Keller, Steve O'Hara & Lorraine Wolff. If you would like to join the Dock Committee or any other Escape Committee, please contact the Escape office and sign up.

We have seen many improvements with the docks. Thanks to Chairperson Steve DeEsch and Co-Chairperson Joe DiRado for their many years of hard work with the Dock Committee, and especially with the planning for the new dock builds. Also, we can't forget the efforts of our Committee members, Property Manager Ann Marie and of course our maintenance crew who brave the weather conditions to maintain the docks on a daily basis. Please thank them when you get a chance.

Why a Dock Report? Well, after many conversations with dock owners over the last summer, I found there seems to be a need for more communication. So here it is. We'll be sending out timely communication to dock owners via email (to save money) and will include all information pertinent to the dock owners. If you have something you would like to see in here, please let us know. As you keep reading below, you'll see we have lots to share in this report.

Finally, it's very important that if you see an emergency, safety issue, problem, rules violation, or have a comment or suggestion, please communicate as follows:

Emergency or Safety situation immediately call (570) 857-9090. Monitored 24/7

All other non-emergency issues please use email (for tracking purposes) at escapemanager@ptd.net

Hope everyone stays warm and has a great boating season.

Dennis Jolly

2019 Dock Committee Chairperson

Dock Budget Report

As you will see below, we ended 2018 with \$34,497 in the bank after we paid all our bills including dock garage, garage heater and other garage setup cost.

When you look at the 2019 Budget (below), you'll see we will be over spent by \$10,933. This is because we added the cost of the new docks (\$30,772) in the budget and the surplus from 2018 will cover any overage. As we plan for the build of the remaining 6 dock sets, the committee will be discussing options to fund the remaining years.

Final 2018 Bank Balance

Checking Account	\$	27,377
CD	\$	7,120
Total Dock Bank Account	\$	34,497

2018 New dock spending:

Garage	\$7,950
Heater	\$ 417
Propane, electrical parts & labor	\$1,000
Total spent 2018	\$9,367

2019 Budget

Income	2019 Budget
Dock Fees	\$ 45,465.00
Interest	\$ 74.00
Total Income	\$ 45,539.00
Expenses	
Admin Cost	\$ 4,200.00
Dock Installation & Removal	\$ 5,000.00
Dock Maintenance	\$ 5,000.00
Dock Code Enforcer-PS 10%	\$ 3,000.00
License & Permits	\$ 4,500.00
New Dock Build	\$ 30,772.00
Docks – Supplies	\$ 4,000.00
Total Expenses	\$ 56,472.00
Total Income	\$ 45,539.00
Balance	\$ (10,933.00)

New Docks

The Plan

Steve DiEsch along with Joe DiRado and the Dock Committee has been working a very long time planning the dock replacement. As a result of their efforts, 2019 will see the first set of new docks to be built.

Why replace the docks?

1. After some investigation, we found that dock sets 1 & 2 are approximately 34 years old. Hard to believe.
2. Docks are showing age (like me) and are taking more time and money to maintain.
3. Rumor has it, that all dock blue foam has to be off the lake by a certain date. **This is false.** I spoke with Commander of PA Fish & Boat Commission and Brookfield Renewable (Lake Owners). PA Fish & Boat doesn't get involved with docks. Apparently, a letter from Brookfield Renewable went out recently to all dock owners. Letter basically states that any new docks being built should have the new Float Drums and **not Foam or barrels.**

There are other benefits to the new docks. We'll upgrade the blue foam to new **PermaFloat** Float Drums (**description & pictured below**). The biggest benefit, of these new floats, is better stability and longevity. The committee agreed to maintain the current dock dimensions and will keep the 4x4 uprights that we currently tie our boats too.

The committee also voted to start with the oldest, Set #1, for an estimate cost of \$30,772. Building the docks will start this winter (2019) and will be ready for launching in the spring.

Good sections and parts of the old docks will be reused on other sets as needed. Nothing will be wasted.

Permafloat Float Systems

PermaFloat Float Drums offer durable, long lasting dock floatation that can be easily installed for new floating docks that you want to build, or as a replacement for an existing dock system, whether it is wood, steel, or aluminum. The one piece foam filled long lasting float drums are made of .150" tough virgin polyethylene with ultra violet inhibitors that prevent damage from sun, saltwater, fresh water, debris, oil, gas, and marine organisms.

- Roto-molded Polyethylene shell
- Foam filled with expanded polystyrene
- Meets all US/Army Corps of Engineering standards



New Docks (continued)

Progress Report

The Dock Committee decided we need a place to build the docks. Gets cold out here in the winter (-2 as I write this). Back in October 2018, Chair Steve DiEsch proceeded to take an email vote to the Dock Committee and the Board of Directors to purchase a garage. Garage was delivered December 4th (**see garage below**). The garage, heater and other setup cost came to \$9,367.

We also purchased new forks (\$3,200) for the backhoe. It is now much **safer** for the maintenance crew to put the docks in and out of the water. We are moving right along.

Status: Garage complete. Wood, Hardware & **PermaFloat** Float Drums delivered.



Other News

2019 Dock Installation & Removal Schedule

I know what you're all thinking. **When are the docks going in?** Well the target date is always **May 15th**, but as you know, Mother Nature is not always kind and could delay the install. End of the season, all boats must be removed no later than **October 15th** unless notified otherwise by the lake owners (Brookfield Renewable).

Reminders

- 2019 Dock & Jet Ski fees are due March 1st. Jet Ski fee has increased to \$315.
- Please remember all accounts must be paid in full before you put your boat or Jet Ski in the water. All updated insurance and registration must be on file at the office and the 2019/2020 stickers can be picked up at the office.
- Dock lines may not be secured to the top or middle of the 4x4 posts. Not only is it a \$50 fine but securing to the top or middle will cause damage to the post.
- You can attach bumpers to your dock.
- Keep the mains and fingers clear. Brookfield Renewable Energy requires that there be no visible gasoline containers on docks or shoreline.
- Please try to put the Escape stickers **below the boat cover**, so it is visible to security when your boat is covered.
- Short term renters cannot rent Slips.
- Spring Dock meeting to be announced.
- Please be sure to review all the Rules & Regulations for the Marina/Docks @ <http://www.theescapepoa.com/rules--regulations.html>

Need your help

Dock Committee is looking for a good deal on a used **pontoon trailer** and a used **outboard motor** from 40 to 75 HP. These will be used for our Pontoon maintenance boat.