

Escape Dock Owners

Dock Committee Report

March 2019

Message from Dock Committee Chairperson

Hope everyone got through the winter ok this year. Yes, I believe the Ground Hog Lied!

Well maybe this report will help you think Spring & Boats.

I feel really good about the progress so far as it relates to docks. The Dock Committee's next challenge will be funding the remainder of the new dock builds. More information will be provided at the General Dock meeting On May 25th, following the general Board meeting. Approximately 11:00 am.

Hope to see you at the meeting.

Once again, 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

Think Spring!

Dennis Jolly

2019 Dock Committee Chairperson

Dock Budget Report

As of January 1, 2019 we have \$10,528 in our bank account.

Keep in mind that in 2018, we not only paid for our standard operating expenses but we purchased the equipment and supplies to start building the first set of new docks in 2019.

2018 New Dock spending

Garage	\$ 7,950
Heater	\$ 417
Propane, electrical parts & labor	\$ 1,000
Lumber	\$ 5,804
Floats & Hardware	\$17,768
Total	\$27,135

Labor cost to build the new docks will be paid out of the 2019 budget.

The purchase of the Garage, Heater, etc., sets us up to build for many years to come.

The dock committee has been discussing ways to finance the next six dock sets. Once we come up with alternatives we will present them to the dock owners.

Stay tuned!

New Dock Status

I must say, the maintenance team has been challenged this winter. Between snow plowing, general maintenance, finding and fixing frozen broken water pipes, they came through with flying colors! **Imagine spending all day looking for water leaks at -10 degrees!**

So when it came time for the guys to start building the new docks, the new garage was a welcome addition and money well spent. The guys are doing a great job!

Below are some pictures of the dock sections so far and some updates.

Some new benefits

- Improved corner supports on each section (pictured). You'll see steel supports in both inside and outside of the corners. They will be much stronger to take the punishment the lake dishes out in our area.
- Each deck board is fastened with 9 deck screws. **No more nail pops!**
- The dock design, with the new floats, has worked out perfect. Now, the forks on the backhoe pick up the sections safely with no damage to the docks and are much safer for our staff to move.

Note: All reusable, good condition, dock sections from the old set 1 will be reused to repair other sets. Nothing will be wasted.



Dock Owners Suggestions

Thank you for your suggestions. The Committee will try to research each suggestion as best we can.

Suggestion

My main concern is when building the new docks that the 2x6 pressure treated boards not be used for decking it is not meant to be installed for that use they twist and warp I strongly suggest using proper decking so we do not have these issues again some of the docks that where rebuilt within the last few years look old because of the twisted and warp existing decking. I have no issues of money being spent but I am always an advocate of doing it right once helps keep Maintenance and repairs low also I strongly believe all hardware and chains should be beefed up.

Reply

From Joe DiRado – Dock Committee Co-Chairperson

Thank you for your suggestion.

I researched composite materials several times and what came back on the con side was always higher cost (3 times higher in some cases), lower strength, many more tripping issues due to warping, need for more rules on where cleats and protection bumpers can be attached as well as more slickness issues than we have currently. Most importantly, the fingers & mains would have to be redesigned to include two more support beams/joists on the mains and one more on each of the fingers. That may affect the current connection points of the plastic floats as well as the height of the docks. They will require additional hardware that will also add to the cost.

On the pro side, they do look better (as long as they are not damaged), they may last longer, they twist easier, they are easier to clean, but when time comes for replacement those same styles and colors most likely may not be available. I only know these things because we had a few individuals making a suggesting based on seeing or having that type of decking on a home structure.

Our committees in the past always felt the type of decking we currently have, which is pressure treated 2x6, adds a lot of support to the total structure and we all know how much our docks move, bounce and get banged into. It also allows for stronger cleat attachment to the dock.

We also researched, to some degree, about 1 inch wood decking, not 2x6 pressure treated or composite boarding. The only issue with this is it is weaker and we will need to redesign the supports under it. On the pro side this type of decking boards are lighter, they have a finished side and are easier to walk on, but they are under 1 inch in thickness and need a support at least every 16 inches. This means we will need to add 2 more supports on the mains and 1 more on the fingers. It may also affect our plastic flotation position. At the time there was not a big price difference for the boards themselves. They come in pressure treated, cedar and even redwood, which have a higher cost, and because of their finished side they may weather better. On the con side they will not hold the cleats as well or resist damage when a boat is hitting them or rubbing against them. We would have to predrill every screw hole because they split more. Nails were not recommended.

The suggestion of beefing up the hardware and chains is a very, very good point that we heard from others so we had new heavier gauge chains installed at the end of the dock sets (We had a diver install them last year) and everyone should be pleased with the hardware we switched to for the new sets. (Now both on the inside and outside of the construction) (See pictures).

Joe DiRado – Dock Committee Co-Chairperson

Dock History

I got curious about when the original docks were installed and dock fees paid over the years. I contacted long time resident Bill Hines to get some history.

Seems that in the early days there were only two sets of docks. The owners paid \$50.00 per year. They maintained and took them in and out of the water themselves.

We only have documents going back to 2009 in the office. We have been paying \$390 per year at least since 2009.

Dock Ages

1977 - Set 1 & 2	Newly Installed
1979 - Sets #3 & 4	- currently 40 years old
1985 - Sets #5- 6- 7	- currently 34 years old
1988 - Set 1 & 2 replaced	- Currently 31 years old

If anyone has other history, please send it along.

Thanks Bill for the information!

Dock - Work Boat

You may or may not know, our maintenance staff uses a 1986 pontoon boat to move the dock around as needed, due to changing lake levels, and other situations.

Two issues we have related to the boat.

One, the motor decided it didn't want to work anymore. This makes the boat unusable.

Two, we don't have a trailer for this boat. We borrow a trailer to put the boat in and out of the water. The guys use the boat on a regular basis. Each time we need to launch the boat, we need to travel to pick up the trailer. This is inconvenient and unproductive.

So the Committee asks that if you know of any reasonably priced, used outboard motors (must have cables and controls) and/or a used trailer, please let us know right away.

I emailed 10 Marinas this winter with only two replies. Once they open for the season, I'll start visiting in person.

Other News

2019 Dock Installation & Removal Schedule

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).

Spring Dock Owners Meeting – May 25, 2019, 11:00am or Immediately after General Board Meeting

Reminders

- 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 documents 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>