

Dock Owners' Meeting
May 15, 2018

Committee Members present: Steve DeEsch (CoChairperson/Board Liaison), Joe DiRado (Co-chairperson), Brian McGuire, Ann Marie Miller (Manager). Absent Bill Hoffman

Also in attendance dock owners: Dennis Jolly(new member), Bill Hine, Lorraine Wolff, Ray Wolff, Kevin Keller, AnneKeller, Mike Fiadino

- Meeting began with Joe thanking everyone for attending and then reading the minutes from the Fall 2017 meeting. Joe then stated each item on the agenda for today. Joe also reminded committee members to fill out their Committee Code of Conduct form.

Items Discussed

- 2018 Budget—Income from 98 boat slips @ \$390 and 23 wave runner ramps @ \$290 is \$44,890 (This is \$2900 more than previous years due to the 13 additional wave runner ramps). In addition to the \$44,890, we also have 2 CD's one of which will mature in Aug. with \$7120 the other matures Apr 2019. The checking account currently has \$40,437 in it. Last years' expenses were \$23,316.19. At the current date, 6 owners have not paid. This should change soon.
- Repairs/replacement—foam flotation, decking boards, surface chains, flags and work boat were made.
- Dock replacement—last Fall, Steve displayed sketches of proposed slip and main redesign. After a lengthy discussion and unanimous decision, no new fingers will be constructed but the main sections of sets one and two will be built with an estimated cost of under \$20,000. A motion was made by Patti Crispini to keep the mains 5 feet wide and 4 x 4 posts on fingers when replacement occurs. This was seconded by Anne Keller. After further discussion today, the committee and dock owners present decided to amend our previous decision and replace one full set for safety and construction reasons. Owners were advised to pass by the new dock set of Indian Rocks by boat to get an idea of what our fingers and construction will look like, keeping in mind that it is private property. The set number that will be replaced will be picked out of a hat at our Fall meeting. All newer fingers and main sections on that slip will be reused as needed on other sets. Some other good sections of fingers, hardware and mains will be kept as spares and used when needed. Motion to build a whole set instead of mains was made by Bill Hines, second by Dennis Jolly.
- Dock Committee created a second CD with remaining funds from last year. It was about \$7000.
- Last year, Joe brought up the need to replace existing dock lights along the shoreline to LEDs to increase nighttime visibility and reduce electricity costs. All members were in favor. The lights were bought and will be replaced when the lake's water level goes down.
- The committee and Ann Marie are still looking for a used pontoon trailer in good condition for our work boat.
- Addition of another 2 cameras was again discussed for the security purposes of sets 3, 4, the swim dock and set 7. This would allow us to keep most of our cameras in a stationary position, eliminating the constant need of attention required by our present cameras. Ann Marie will check on that the cost for the additional cameras and stated that the cost does not need to come out of the dock account as it is for the community.
- Additional security on docks/ramp was again discussed, having someone on weekends/busy times. Having our current security firm checking occasionally would also help eliminate issues and

enforce our dock rules. Dock committee members and owners are also encouraged to report any violations of our rules.

- Increasing wave runner dues was again brought up to help with the expenses as they are more labor intensive to install and take down—they also add to the number of adjustments that must be made when the lake level changes, as they are close to shore and there are 13 more wave runners added. This was the 7th year that this topic came up. With the unanimous decision of all committee members and dock owners present, we decided to increase wave runner fee for next year by \$25. Next year's fees will be \$315 for wave runners in 2019. The boat slips will remain \$390. Motion was made by Brian and Second by Dennis.

Questions/Comments/Concerns

Q: Is there room for more boat slips or another set?

A: Ann Marie stated we are at our max. We have checked on this already

Q: Will dues be staying the same for 2019?

A: Boats will remain at \$390; wave runner ramps will be \$315. As discussed, they are more labor intensive.

Q: Dennis Jolly asked if he was a member of the committee now.

A: Joe said as soon as he completes the Code of Conduct paper he will be a member.

Q: Is it necessary to pick the set number from a hat?

A: The majority of the committee felt this was the fairest way to decide as all good sections will be used on other sets.

Q: Is fishing still allowed from the docks?

A: Yes. Fishing is currently permitted from your boats while in slips and from the shoreline to the first finger where there are no wave runners. Fishing is always permitted from the shoreline with the exception of the swim dock area for safety reasons.

Q: Can the dock tie down chains along the shoreline have ribbons rather than paint as it doesn't seem to eliminate possible accidents?

A: We will ask Ann Marie to tell Maintenance.

Q: Did something happen to the pick on Set 3? It's gone.

A: We will ask Ann Marie to tell Maintenance.

Q: Can we have additional conversations on the addition of a metal shed to be used for dock construction over the off season?

A: Additional conversations/emails are needed as well as the EPOA board's decisions on their plans.

Q: Is swimming permitted from boats and docks because people have been doing it?

A: While it's not in the swimmers' best interests or safety to be swimming around the boats and we do not condone it, it is PA Commonwealth water and we cannot stop it.

Q: Did we add additional wave runner slips?

A: Yes, 13 additional wave runner permits for ramps were added.

Q: Ann Marie asked if the fine for those in arrears for the yearly dock fee or on violations of dock rules be increased.

A: After committee discussion, we agreed to increase the fine from \$50 to \$100.

Q: Why were home renters using the boat docks last year?

A: Our rules state that boat slips and wave runner ramps are to be used and rented or owned by Escape property owners only. If you see otherwise, and you suspect they are not guests of the owner, report it to Security or the Office. They are trespassing and subject to a \$50 fine.

Q: Why can't we change the date that docks would be in and able to be used by May 1st?

A: As discussed multiple times, docks would be in for use by May 1st, weather permitting.

Meeting adjourned with Joe thanking everyone again for attending and showing support and reminded everyone to be aware of all dock rules. Brian motioned to adjourn and Steve seconded.