

## **Docks on Fifth Marina Association 11/07/18 Board of Directors Meeting Minutes**

A meeting of the Board of Directors for the Docks on Fifth Marina Association was held on 11/07/18, at the offices of Pinnacle Pools Corporation, Naples, Florida.

**I. President CK Su called the meeting to order.** Vice President Ron Sachatello to chair meeting.

### **II. Roll Call:**

Lindsay Corbin - present  
Bill Finfrock - by phone  
Brett Pruitt - present  
Ron Sachatello - present  
CK Su - present

Manager Peggy Ritter also in attendance.

**III. Motion made by Ron S.** to approve minutes of BOD meeting dated 5/30/18 with no changes. Seconded by Brett P.. And all approve.

### **IV. Proposed 2019 Budget**

- A. Reviewed CK's suggested revised budget with no changes.
- B. The budget is updated to more clearly define categories and consolidate other categories.
- C. Engineering expense is removed in lieu of emergency allowance to more clearly state the purpose of the line item; budgeting 1k for 2019.
- D. Increased mangrove cutting to twice per year.
- E. Management and bookkeeping likely to increase over time.
- F. In summary, we are consistently hitting our reserve goals and currently have 80k in reserves in the event there is significant damage to the docks and/or property. To replaced docks (complete marina), the approximate cost is 1.3 million. We can expect 25-30 years of life from the current docks. We project 30 years. We are not planning to replace the marina at this time. Instead, we are maintaining the structure. We furthered the discussion to include reserves and goals. Currently, our goal is to increase reserves by 20k annually. The most vulnerable part of the marina are the gangways, hoses, electrical components(due to UV rays), water supplies, and power heads.
- G. Dues will not increase for 2019.
- H. Motion made by CK to approve the 2019 budget with no changes. Seconded by Ron S. and all approve.

### **V. Boat Lifts**

A. Ron S. lead the discussion and summarized the conversations he has had with Dock Masters Naples.

B. A proposal was provided for \$19,800 per lift with an 8500 lb capacity. There are larger lifts but this capacity will accommodate the largest boat we may have at the marina, 32 feet.

C. Ron S does not believe putting in a lift requires a formal permit but it is likely to require a pre and post inspection.

D. Lift is freestanding; does not attach to any docks.

Installation can be completed in as little as 4 hours per lift.

E. Dock Masters Naples can install additional rebar in in footing but they have not done this to our knowledge, even in the keys.

F. CK discussed the good experience he has had with Marine Manor South and their management company Adventure Club.

G. We discussed approving specs for a lift rather than requiring a specific manufacturer.

H. The lift uses DC power with solar, an important safety feature, that provides 10 lifts per day.

**The motion was made** by Bill to approve CK buying and installing the first test lift. The motion was seconded and all approved with the stipulation that

If the test lift is not approved, it will need to be removed.

J. The lift comes with a 3 year warranty, the lift is made in Fort Myers, and said to require little to no maintenance.

K. Slip owners are not required to install a lift but are required to maintain their lift.

VI. **Adjournment: Motion made by** Ck to adjourn meeting, seconded by Bill and all approve. Meeting adjourned at 5:36 pm.