

MINUTES
BOARD OF DIRECTORS
Special Assessment Meeting – Repair of Docks
June 3, 2005
2:30 p.m.

Mr. Bud Neuhauser, President called the meeting to order. Present in person were Matt Grogger, Gail Christensen, Zep Macherowski and Dell Adams. Present via speakerphone were Linda Deason and Reid Potter.

Matt Grogger reported on the Special Assessment for Repair of the Docks.

The initial hurricane damage assessment for all PR owners included \$19,125 for repair of the 'long dock' at the northwest corner of our property. When Stemic Marine Construction started work on the dock, they found that the overall condition of the dock was much worse than detected when the original bid was submitted. Specifically, the 2 X 10 stringers that the planking on the dock is secured to were so badly split on the top edge that they would not provide secure anchoring for replacement decking planks.

Stemic then submitted a bid of \$67,000 + to totally replace the dock - all pilings, cross bracing, cap boards (the members that fasten to each pair of pilings for supporting the stringers) new stringers, and all new decking.

Several alternatives were investigated, and the most cost effective alternative was for PRCA to use the initial assessment towards the cost of replacing all of the pilings, re-use the existing cross braces that were recently installed on the old dock (it was determined that cross bracing on every set of pilings would not be necessary if all new pilings were installed), and replace all of the cap boards. We proposed this to Stemic and requested an estimate of the cost for just that part of the repairs. We then negotiated an agreement with Steeven Knight for him to install (and pay for) all new stringers and decking.

The estimate from Stemic for replacing all of the pilings, cap boards, and re-using the 8 or 9 cross braces installed a couple of years ago was an additional \$11,550 above the \$19,125 original repair estimate for a total cost of \$30,675.

This provides an unusual opportunity for obtaining an all new dock with the composite decking like that Steeven used in the Marina, but will require a supplemental storm damage assessment for the \$11,550.

The fallback option, if we decide not to approve the \$11,550 additional assessment is to have Stemic perform the work in their initial proposal, then scrape up \$7,500 (via a special assessment) to pay Steeven Knight to 'double-up' the stringers (fasten a second 2 X 10 stringer beside each existing stringer) to provide solid anchoring for the decking.

Steeven Knight has indicated that he will not accept responsibility for future maintenance of the dock unless we at least double-up on the stringers. He estimated that his people could do this work for about \$7,500, and Stemic declined to bid on doubling up the stringers saying that it would cause too much damage to the planking. Bottom line is that the former option will only cost about \$4,000 more than the fallback option. If we can obtain a complete new dock for an incremental cost of \$4,000 it would be foolish not to do so. The preferred option is to approve a Special Assessment in the amount of \$11,550.00.

The original proposal for the repair of the fishing dock was for 60' of lineal dock but the old dock was 100' long. There was an additional charge of \$9,400.00 to replace the 40' of lineal dock.

In addition, Stemic's original proposal did not include the railing or the frame out of the dock door on the Octagonal dock. Stemic was preparing the proposal based on the original plans of the dock and the plans did not reflect the railing accurately or the dock door.

The Special Assessment for the Repair of the Docks includes:

\$11,550.00 Repair of the Long Dock

9,400.00 Fishing Dock – 40' of additional dock

2,304.00 Octagonal Dock – Railings and Door Frame

\$23,254.00 Total

MOTION was made by Matt Grogger and seconded by Gail Christensen to approve the Special Assessment for Repair of the Docks. The Special Assessment for the Repair of the Docks per unit owner is \$120.00 and is due in thirty days on July 4, 2005. The motion to approve the Special Assessment for the Repair of the Docks was approved unanimously.

MOTION was made by Dell Adams for a ladder to be installed at the Fishing Pier that be constructed by the Maintenance Dept. not exceed a cost of \$100.00 so that anyone who falls off the pier could get back on the pier. There was no second.

The Board requested that Debra Vogt, Manager contact Mr. Steeven Knight for the purpose of obtaining the easement agreement or their drafts regarding the Long Pier and Landscaping before the next regular Board Meeting on June 15, 2005.

MOTION was made by Matt Grogger to adjourn and seconded by Zep Macherowski. The motion passed unanimously.

The meeting adjourned at 4:00 p.m.