

## **1/17/2022 MAC meeting minutes**

The meeting was called to order at 1:02 pm and was held at the POA conference room.

Bill Koepp recognized as a new MAC member.

December meeting minutes were approved.

**Attendees:** Bob Milligan (Chair), Bob Gatley (secy), Pat White (POA board), Jeff Ginnow, Gary Stickel, Peter Kraslawsky, Chad Johnson (PW), John Fearn (finance), Lee Dantzer, Pete Willcox, George Curran, John Tierney, John Manczko, Tom Morgan, Steve Trudniak

### **OLD BUSINESS**

**Finance** (JFearn): 2021 year-end revenue was down due to the new docks not being leased out yet, and due to an increase in insurance cost now that the docks have a separate policy from the Village proper. For 2022 revenue is expected to be \$696,680.00, which includes the former Cooper docks. Maintenance budget is set at \$305,900.00, which allows for improvements to the former Cooper docks to bring them up to the Village marina standard. Net income is projected to be \$226,000. There is no separate administrative fee charged back to the docks for 2022.

**Dock Status** (RMilligan): 189 people are on the dock wait list and 12 on the PWC wait list. The new "P" dock and the former Cooper docks are not on our status sheet yet.

**Kahiti new dock** (KD) (Chad): Quote from Floating Docks is \$211K, with electrical equipment the total cost is estimated to be \$263K. All MAC members present approved the estimate, and the project will proceed to the Board for final approval. A schedule for completion is still in progress with the contractor.

**Maintenance** (Chad):

- "P" dock: Complete except for final water line connection which will be done in the Spring;
- Yacht club wave attenuator: Complete except for replacement of several buoys with larger ones; expected in February;
- Kayak lease agreement: Complete and being sent to lessees
- Former Cooper docks: require LED lighting and fire extinguishers as well as new locks and keys. P White to reach out to townhome residents regarding LED lighting details (height, location) and dock captains.

**-Move list:** In the process of being updated and used in conjunction with the wait list to populate "P" dock.

**Discussion of slip fee increases** (Milligan): Our study comparing Tellico Village rates to commercial marinas in the area was not successful in preventing an increase in our 2022 slip fees. JFearn points out that the docks will be expending quite a large sum in capital expenditures as well as maintenance this year which could result in further increases to lease fees, even though the docks continue to return hundreds of thousands of dollars annually to the

Village in excess revenue after all expenses. The MAC will develop arguments that support the position that a 2023 increase in lease fees is not merited.

Should the MAC develop a communication to all lessees to be used to encourage lessees to contact Board members and express their opinion regarding any future increase? It appears that the MAC might do that in the months leading up to 2023 budget discussions.

**Discussion of Cooper docks:** MAC needs information regarding townhome lease agreements as it pertains to the docks. PWhite to pursue.

**Election of Officers:** Jeff Ginnow as vice chairman, John Fearn as finance rep, Bob Milligan as chairman and Bob Gatley as secretary were nominated and approved by all MAC members present for the 2022 term.

## **NEW BUSINESS**

**Long range plans:** to be discussed next month.

Meeting adjourned at 2:50. Next meeting is scheduled for February 21,2022 in the POA conference room.