

5/17/21 MAC meeting minutes

Attendees:

R Wolf	B Dillingham
R Gatley,secy	T Murphy
J Fearn,finance	G Stickel
R Milligan,chair	P Willcox
T Sheridan	S English-Kovar,POA
C Johnson,PW	M Germain,guest

Meeting called to order at 1:05PM on the 5th floor of the Yacht Club. This was our first in-person meeting since April, 2020.

4/19/21 meeting minutes approved.

OLD BUSINESS

Dock status (R Milligan) : 5 vacancies; 103 on wait list, 75 of them since the beginning of the year. Ten boaters have given up their slip so far this year. J Fearn stated that a total of 80 boaters relinquished their slip in 2020, 66 in 2019,73 in 2018. He therefore expects there will be more openings this year. This is a factor we need to keep in mind as we plan for the future ,but clearly at this time the demand for additional slips is obvious. In response to a question regarding the time a Villager on the move list or wait list is given to decide to take an available slip ,the answer is 3 days for boaters on the move list and 5 days for boaters on the wait list.Chad will investigate how many times a boater is allowed to move per year. It appears that some people move multiple times in a given year.

Finance (JFearn) : John has the following queries in to the TVPOA Finance Department regarding this months dock finances: 1)The April actual income exceeds the projected budget; 2) what is the purpose of the \$2500 consultant fee listed under OTHER; 3) monthly security cost is up significantly and 4) monthly insurance cost is up approximately a factor of 6x.

Maintenance (CJohnson) :

- New PWC slips will be added to each side of “E”,”F”,”G”,and “H” dock. No date for delivery of the slips yet;
- Boat ramp at Kahite awaiting TVA approval ;
- New Tanasi dock(P dock) awaiting contractor who agreed to be completed by 9/1. PW ordering materials for their part of the Project (lights/light poles/water pipe,etc);
- Yacht club wave attenuator is awaiting final board approval. Contractor needs a Tennessee license . August is the tentative installation date which is expected to require several weeks to accomplish;
- Awaiting bids for repairs to “N” dock;
- Bids received for security camera installation at Kahite;
- Continuation of LED light installation on the docks is part of a Village-wide effort to replace less efficient sodium vapor lamps with LEDs. A Village communication on the benefits is in progress;
- Kahite congested area sign still under construction;
- Bumper board replacement on “D” dock has 2 bids in for evaluation;

- A bid to pressure wash all docks in the Village has been received . The cost is \$16K. The MAC urged Public Works to proceed;

-Public Works performed a maintenance inspection of the Village Common Docks which revealed significant rub rail damage in a number of slips. This damage typically is caused by boats that are not properly tied up/ not using spring lines. The MAC is working with Public Works to draft a letter that will be sent to all Common Dock lessees, reminding them to secure their boats properly, and to seek assistance from their Dock Captains if they have questions on how to do so. (The use of spring lines will be strongly encouraged.)

Repairs to the damages found in this recent inspection will be made by Public Works personnel as time and other priorities permit. Going forward, Villagers leasing a slip for the first time, or current lessees who are moving to a different slip, will be asked to take a photo of their “new” slip to confirm and record the condition at the beginning of their occupancy of that slip. They also will be required to sign a document confirming they have inspected their “new” slip, and that it is in good repair. Any subsequent damage to that slip (beyond normal wear and tear, and natural deterioration) will be repaired by Public Works, **and the slip lessee will be billed for those repairs**, as per the Lease Agreement.

Safety & Security (R Gatley) : No new issues to report.

NEW BUSINESS

-Additional docks for 2022: Bruce and Chad are developing a plan so that construction could begin prior to next year's boating season. MAC needs to work to get the Board to approve funding in the 2022 budget. A long term plan for future dock construction, up to the limit set by the TVA, will be developed .Bruce and Lee have the lead.

- Chad to look into moving KB and KC docks further apart.

-Lee and Pat White still need to get together to discuss the dock lease fee comparison that Lee has developed.

- Bruce stated that Harbortowne Marine now rents boats from their facility in Vonore. Village residents will get a 10% discount.

Meeting adjourned at 2:20 PM. Next meeting will be on June 21 at 1 PM in the POA conference room.