

Dear Unit owners,

January 12, 2016

We hope everyone had a great holiday season. We wish you and yours a Happy New Year.

Now that we have completed the new "A" dock, we would like to keep it looking like new as long as possible. So we have a few points of concern that through the years we have observed with the old docks. A new set of common sense rules are to be followed and passed on to your tenants, if applicable. These new rules will be added to the SOR Rules Book. The new common sense rules are as follows:

- (1) Dinghies are not to be pulled onto the dock to transport, clean slim / barnacles etc. We have a boat ramp on the south side for all that activity.
- (2) Attaching anything to the new dock has to be first approved by the management prior to doing so. Example: approved dock boxes can be held down by screws so they don't blow in the water, so locate the box and return it to the same location each year. Fender material, fenders, steps and mats also. The new docks were ordered with more cleats so that should not be an issue.
- (3) Do not power wash the dock as this releases the pulp and preservative and causes splinters.
- (4) Do not spread your canvas or upholstery on the dock and spray with cleaners or preservatives. There is always overspray and it etches the dock.
- (5) Be careful transporting chemicals / paints / lubricants etc.
- (6) We have new power posts so please clean corrosion off your power cord ends and ensure that you twist lock them so they do not loosen and arc causing damage to the outlets. Do not wrap the cords around the post. There are hose and cord hangers in place for them (do not overload them either).
- (7) Dock "A" will not be wired for cable Tv. Only had 15 units total using it in the past and the Cable Company decided they would not spend the capital as it was not cost effective for them. CableTv and Wi-Fi are available in the club house and limited Wi-Fi access on the docks. Dishes can be installed on piles with management approval.

As you all know the Docks cost everyone substantial money so let's try to keep them in great shape. If you observe someone doing something wrong, a friendly reminder is appreciated.

January 14<sup>th</sup> 2015 meeting the Board approved a Special Assessment in the amount of \$173,400.00 to cover the short fall to complete our new dock project. On January 31<sup>st</sup> 2015 the unit owners had an opportunity to vote this down. It passed unanimously. As a result each slip owner was given up to **June 30<sup>th</sup> 2016** to pay the \$1,700.00 assessment. Options were Monthly / quarterly payments or paid in full. Please remember this date to avoid interest/penalty or liens.

Looking forward to a great boating season.

The BOD and Management

**\*NOTICE:** We will be having a board of directors meeting March 19' 2016 Saturday morning at 10:00 AM in the clubhouse.

