

Epworth Forest Administration Committee

September 12, 2015

Announcements

- Meeting 9:00 to 10:30
- Registration forms for contact information – email
- Pier Inquiry Form for individual issues, requests, suggestions
- Please hold questions until the end

Epworth Forest Administration Committee (EFAC) Board of Directors

- Richard Presser, President
- Sharon Anson, Vice President
- Kara Lusby, Secretary
- Sue Montovani, Treasurer
- Lindsey Grossnickle

Purpose of EFAC

- The purpose of the EFAC will be to manage all rights, obligations, and disputes related to the Easement created by the original Plat and defined by the 1994 Order and subsequent rulings, and to accept the assignment from the Conference of all the 1994 duties. (Apr 15, 14a)
- The Board of Directors shall have such powers as are reasonable and necessary for the administration of the affairs of the Committee and to accomplish the performance of their duties, conferred by the Indiana Nonprofit Corporation Act or by other law. (Bylaws, Article IV ,Sec 5)

Communication Methods

- E-mail – efpier@gmail.com
- Web site – www.efpier.org
- All communication, including invoices for pier fees, will be via e-mail.
- All documents will be posted to web site. Court order, bylaws, agendas, meeting notes, pier assignments, and wait list.
- Inquiries, requests, suggestions and concerns should be submitted via the Pier Inquiry Form on the web site or an e-mail.
- Application/Change for Pier Assignment form on website for off-shore change of ownership

Pier Compliance Points

- a) Owner of buildable lot in Epworth Forest.
- b) Pier Fees paid and off-shore proof of liability insurance.
- c) On-shore pier assignments placed within their property lines.
- d) No more than one off-shore pier per on-shore lot.
- e) Off-shore 16 feet.
- f) On-shore 24 feet. Note: Historically, it has not been a concern about how on-shore uses their extra space as long as it does not block another pier assignment in any way.
- g) Allow for the placement of only one pier and the docking of only one boat or other watercraft for each off-shore owner.

- h) Piers must be placed at the maximum distance available on the lot owner's shoreline, with a minimum of 2 feet distance between assignments, and shall be reasonably safe for the mooring of a boat.
- i) All piers must be functional, well-maintained, with no safety issues.
- j) There will be no subleasing of off-shore piers.

Please note that this is NOT meant to be a full and complete list of all court ordered points. These are the main items addressed when considering pier compliance

If you rent your property, please share EFAC compliance info with your renters.

Additional Points

- No off-shore pier or boat lift storage on on-shore property without permission.
- Individuals are responsible for notifying pier company of their own pier location and alignment changes (not of others).
- Piers must be numbered.
- Pier adjustments must only be made by individuals when instructed in writing by EFAC.
- Please let us know of e-mail, address, and phone changes. Also, please let us know if you have sold your property. Submit a pier transfer form if off-shore owner with a pier assignment.

Compliance Issues Addressed by EFAC

Approximately 169 active EFAC pier assignments

- Annual pier fees paid (1)
- Off-shore proof of insurance (1)
- On-shore pier assignments placed within their property lines. (2)
- No more than one off-shore pier per on-shore lot. (2)
- Allow for placement of only one pier and the docking of only one boat or other watercraft for each off-shore owner. (6)
- Piers must be functional, well-maintained, with no safety issues. (5)

Appeal Process

- Identification of problem by Directors and/or Directors informed of problem via the Pier Inquiry Form.
- Directors review at the situation.
- Discussion at next EFAC meeting.
- Inform all involved individuals of EFAC decision in writing.
- Included in the notice is the timeline for the appeal – 7 days.

We are using Pier Inquiry forms for all appeals so that all parties will have a common understanding of the process.

Supply and Demand

Current Demand:

- 1 individual displaced due to spacing
- 2 individuals displaced due to multiple offshore piers per onshore lot
- 2 individuals displaced due to appeal
- 20 individuals on pier waitlist (15 would take either individual pier or community pier assignment)

Current Supply:

- 4 open offshore pier assignments
- 1 open pier assignment on community pier (long pier)
- 3 open pier assignments on community pier (short piers)

Financial

- Off-shore and Community Pier MUST submit payment and liability insurance together.
- Cash on hand shoreline - \$14,469.02
- Cash on hand community pier - \$ 9,670.54
- Do not contact 5th member Lindsey Grossnickle directly, she will bill you for the time spent.

2015 To-Date Actual to Budget Shoreline

	Budget	To-Date
Administrative Committee Liability Insurance	\$770	\$770
Link Accounting	\$200	\$215
Easement and Community Pier Insurance	\$800	
Fifth Paid Committee Member	\$4,800	\$2,430
Legal Fund	\$10,000	\$10,000
Web Site	\$20	\$1,838
Office Supplies and Postage	\$200	\$93
Mail Box	\$54	\$50
Total Budgeted Annual Expense	\$16,844	\$15,397
On-shore (90), Off-shore (60) and Community (22) Piers	172	
Estimated / Actual Income With \$100 Fee and Late Fees	\$17,200	\$17,300

2015 To-Date Actual to Budget Community

Pier Install	\$900	\$798		
Pier Removal	\$900			
Pier Maintenance	\$2,000		Cost	Years
Pier Replacement Fund	\$1,400	\$1,400	\$21,000	15
Easement and Community Pier Insurance	\$400			
Office Supplies	\$50			
Total Budgeted / Actual Expense	\$5,650	\$2,198		
Number or Long Piers	18	16		
Number of Short Piers	4	1		
Estimated Income (\$300 long, \$150 short)	\$6,000	\$4,950		

Seeking members' feedback

- Community Pier Recommendations?
 - Maintenance and replacement
 - Unused (but paid for) spaces
 - Multiple spaces for 1 individual
- Communication and Information (Content and method)?
 - Email
 - Website
 - Annual Meeting
- Other Topics?