

EF (Pier) Administrative Committee

August 23, 2014

Meeting Summary

These notes were amended on March 28, 2015 to reflect that the “suggested” \$500,000 of required liability amount was an agreed upon amount of \$500,000.

Attendees:

Sharon Anson

Dick Presser

Kara Lusby

Dick Presser provided an update on the current status of discussions with the potential candidates. One candidate they are considering has DNR experience and after speaking again with him, is interested in the position. The second candidate is a former conservation officer but out of state for the next 2 weeks and Dick Presser will continue to attempt to contact him regarding his interest.

The directors revisited the topic of liability insurance as the court ordered. The officers suggested \$500k as the required amount each off-shore owner should carry. The directors also agreed that they would need to seek liability coverage as the Committee. The topics of requesting off-shore owners to sign a release of liability and/or the association getting a “blanket” policy covering the easement were discussed as well.

The directors discussed progress made on confirming the pier assignment spreadsheet and waiting list documents provided by Bradley Management. Several responses have been received from individuals regarding the pier assignment list/spreadsheet sent out to association members. Dick Presser has continued to update the assignment spreadsheet. Sharon Anson contacted individuals on the waiting list to confirm they wanted to remain on the list and determined that several individuals listed were no longer residents of Epworth Forest.

The directors also discussed that it may make sense to have only one pier assignment waiting list vs. 2 (one for individual piers and one for group piers). The idea was that the individual at the top of the list would be offered whatever type of pier assignment opens first (individual OR group) and if the individual declined and wanted another type of assignment, they would remain at the top of the list for the next opening, and the next individual on the list would be offered the assignment. The directors also discussed that until demand was met with by the supply of assignments, no off-shore or on-shore owners should have more than one pier assignment per property.

The directors also discussed the appropriate method of identifying priority on the waitlist and those off-shore owners that were displaced by Bradley and the committee in 2011 by the “infamous coin flip”. No recommendations were yet made, but it was noted those individuals need to be reviewed in-depth and confirmed.

As the waiting list order was discussed, the topic of off-shore home sales and pier transfers was also discussed. The directors reviewed verbage in the court documents (specifically the Jan 2014 Findings and Section 9, paragraph 2 of the Pier Administration Policy). The directors decided that Kara Lusby and Sharon Anson would present the topic and review the policy with the off-shore association group (EFNLOA) to gather their feedback since this topic only impacts off-shore homeowners in Epworth Forest

The officers discussed the topic of pier compliance and that at a minimum, in 2015, they would like to see only those assignments in compliance with pier placements in 2015. It was proposed that “compliance” includes: pier dues have been paid, placement of pier in the correct location, the pier is not utilizing any more footage than allowed, the pier is labeled with the correct assignment number, off-shore piers have a registered and/or designated watercraft on the pier, off-shore only one watercraft per pier, off-shore assignments are not rented to other individuals for use.

The directors discussed the topic of “compliance”. If a pier is out of compliance, but placed in the water in 2015, the directors/committee intend to take action to enforce. The directors discussed the action of physically removing non-compliant piers and watercrafts using a designated pier company and/or local marina (Socks). Kara Lusby and Dick Presser will discuss this type of enforcement action with the local pier companies. Dick Presser will contact Socks about their willingness to contract with the association to provide this type of service. There would of course be a formal notification process to non-compliant pier owners prior to action being taken. The directors discussed the timeframe of 10 days after notification to allow owners to address the issue. If the owner had specific circumstances that required more than 10 days to address, the Committee would accommodate an extension prior to taking action.

The Directors discussed pier registration/renewal to take place in January. This would include a form that would be completed by the on-shore and off-shore (although additional sections of the form would be completed by off-shore individuals). This form would serve as a contract between the off-shore and/or on-shore individual and the association and would include compliance terms and conditions and require the individual’s signature.

The officers discussed the EFPier website. The directors plan to have this website up and running by the September 6th meeting. This website will be accessible to the public and contain documentation such as court findings, bylaws, the administration policy, forms for members, the waiting list, pier assignments, directors’ meeting notes, pier request forms, etc.

The directors determined they would meet again on September 1, 2014 and use that meeting to prepare for the September 6th association meeting. Dick Presser will draft a presentation prior to September 1st for the directors to review and discuss.

