

EFAC BoD Meeting  
12/09/2015  
6-9pm EST  
Conference call

Attendees: Sharon Anson, Dick Presser, Sue Montovani, Kara Lusby

**Stein Lawsuit**

EFAC expects to go to court in January to argue their position that “upon their lands” means that an onshore owner’s 24 feet must reside between their property lines. EFAC agreed to pay a \$2000 retainer fee to their lawyer, Matthew (Matt) Shipman. Matt says Epworth Forest survey markers are difficult to read and he may need to come out to look at the physical markers for himself.

**Financial Review**

The 2016 General Fee Budget was discussed and 2015 Actuals were updated (see Appendix). EFAC will not be insuring the easement so \$800 may come out of the budget under the General Fees section. Going forward, EFAC needs to insure the community pier (which comes out of Community Pier fees), and that amount was quoted as \$800 (a \$400 increase over last year’s budget). EFAC agreed to increase the accounting expense (Link Accounting) to \$250. Based on expenses incurred in 2015, the 5th paid director budget is being reduced to \$4000.

EFAC will keep legal fund budget at \$10,000 considering we just entered into our first lawsuit. EFAC will again use the 172 pier count. EFAC voted to lower fees to \$90 (down \$10 from last year). Suzi needs to move money from the account to be reserved for a legal fund – there also needs to be an entry in the book.

The Community Pier 2016 Budget was discussed. Pier removal actual was larger than budgeted because we had to pay for storage this year – The EF Conference would not let EFAC store the pier on their property over the winter months. EFAC will increase the removal budget to \$1300. The pier maintenance fund stays budgeted at \$2,000. There was \$2000 that wasn’t spent in 2015. There were no community pier office supplies necessary, so that item will be removed from budget. EFAC will make a decision in January for the Community Pier Budget depending on information received from pier companies regarding the cost of maintenance and replacement.

**Minutes**

EFAC directors requested more time to review. Kara will add the Stine email chain from the EFAC Inbox as an appendix to the existing 10/14/15 notes. Kara will add notes to the existing EFAC annual meeting Powerpoint document.

**Community Pier Administration**

EFAC reviewed the survey of the 10 community pier assignees. *See survey on [efpier.org](http://efpier.org) website for more details.*

1. 80 % willing to survey on Community Pier Committee
2. 100% want to repair the pier.
3. 100% are willing to help with painting/repairs.
4. 80% are opposed to annual replacement costs.
5. 50% requested that unrented spaces are made useable.

A request was made for a full accounting of all funds that have been collected.

The W10 (Eckhart) community pier assignee asked to switch with another owner due to the entry point on their pontoon (door on one side only). EFAC will request a switch with one of Randy Brown's slips.

Randy Brown was approached to confirm whether he wants to keep all spaces associated with his various offshore spaces. He does, so there is no change. His spots are assigned to various offshore EF properties and will remain assigned to those as long as they are in compliance (which they are).

Change to ME15: Glassburn will be reassigned to an open space for deeper water. Mueller's new homeowners have informed EFAC that they do not want the community pier space assigned to the property, therefore this is a potential space for Glassburn's move.

### **Transfers**

12F Wootan/Kaase

39B Johnson/Ruff

W14 Gunnell/Jacobs

All 3 pier owners were in compliance and transfers were processed.

### **Pier Inquiries/Issues/Requests**

The Powell/Miller situation was discussed. This situation has a potential offshore displacement. Agreement could not be reached through discussion in the meeting. Offshore and onshore directors agreed to email Lindsey their positions with explanation by 12/16/15 and a vote would be taken at a subsequent meeting.

The Dingledine/Nelson situation was discussed. No resolution was reached. It is unclear whether there is sufficient space for the 16 ft offshore (Dingledine) assignment and if it is truly accessible due to the obstructions on the shoreline. One is a natural obstruction (tree). The other is the onshore owner's old pier being stored on the easement.

McGonagle was not discussed.

Ward was discussed. They were notified multiple times via email (and verbally) of the liability insurance documentation that was required by all offshore as a result of 2014 rulings. Ward will be notified that they no longer have a pier assignment.

10 Leash- Was not discussed.

13 Plew – Onshore to ask intentions with the offshore access point (Plew removed existing stairs in summer of 2015)

35 Nelson – Onshore to inform Nelson of easement obstruction (old pier stored for at least one year) and using more than 24 feet with storage of lift several feet away from pier

43 Bath and Nielsen’s – New pier placements were finalized by Bath’s and Nielsen’s in writing (EFAC email)

82 Kelley – Was not discussed

42 Atkins – Suzi will ask Randy to submit the specific location of pier assignment moves (for himself and Normans) in writing for documentation purposes. Suzi noted that she contacted Steve Perish to ask about him re-angling his 2 pier assignment to improve/decongest the shoreline in his immediate area, but he declined to do so.

### **Next Meeting**

Scheduled for December prior to holidays.

### **Appendix (2015 Budget vs Actual)**

<b>General Pier Fees Budget</b>	<b>Budget</b>	<b>2015 Actual</b>
Administrative Committee Liability Insurance	\$770	\$770.00
Link Accounting	\$200	\$215.00
Easement and Community Pier Insurance	\$800	\$0.00
Fith Paid Committee Member	\$4,800	\$3,060.00
Legal Fees		\$2,000.00
Legal Fund	\$10,000	\$8,000.00
Web Site	\$20	\$1,838.23
Office Supplies and Postage	\$200	\$141.11
Mail Box	\$54	\$50.00
Total Budgeted Annual Expense	\$16,844	\$16,074.34
Estimated Income With \$100 Fee	\$17,200	\$17,465.00
On-shore Piers	90	100
Off-shore Piers	60	55
Communitive Piers	22	17
Total Piers	172	172

	Budget	2015 Actual	Cost	Years of Use
Annual Fee		\$100		
<b>Community Pier Fees Budget</b>				
Pier Install	\$900	\$798.00		
Pier Removal	\$900	\$1,198.00		
Pier Maintenance	\$2,000			
Pier Replacement Fund	\$1,400	\$1,400.00	\$21,000	15
Easement and Community Pier Insurance	\$400	\$0.00		
Office Supplies	\$50			
<b>Total Budgeted Annual Expense</b>	<b>\$5,650</b>	<b>\$3,396.00</b>		
Number of Long Piers	18	\$16.00		
Number of Short Piers	4	\$1.00		
Long Pier Fee	\$300	\$300.00		
Short Pier Fee	\$150	\$150.00		
Estimated Income (\$300 long, \$150 short)	\$6,000	\$4,950.00		