

FLLC Annual Meeting of the Members

July 1, 2023

Meeting opened at 3:06

In attendance:

Board members: Greg Bryan, Jill Romano, Jim Thompson, Becky Chaplin-Kramer, Jonathan Gurish; Frances Farmer

23+ members representing 15 cabins, plus 12 proxies received by board to establish quorum (15+12+5 cabins represented by board members = 32 of 39 cabins)

Bob Doyle remembrance

President's report:

- Dock didn't take too much damage, shoreline dock shows increasing swale, but still usable; swim dock still usable. Trail is maintained with no wash-outs.
- Thanks to people who helped on the workdays, especially hauling away the junk
 - **Action: Les inquired whether we can get more green waste bins**

Treasurer's report:

- \$59,299.21 balance as of June 30, 2023
- \$5,572 expenses for this fiscal year
 - \$261.05 office expenses
 - \$625.00 CPA
 - \$864.92 property taxes
 - \$350.00 winter security
 - \$607.00 FL Mutual Water
 - \$324.00 website
 - \$2540.85 insurance (liability and D&O)
- \$36,606.67 dock account balance
- \$10,707.55 road account

Administrative: we were tardy in posting the 2022 meeting minutes; Frances sent them to the bill payers-- the board will make sure to post them in a more timely manner in the future

Election of officers

- Terms expiring: Becky, Jill & Jim. Becky is stepping down. Jill & Jim would like to stay on.
- Mike Gemmill (788 Emigrant, 1030 Fallen Leaf Rd) would like to step up. He has three boys (starting college, junior in high school, 5th grader), is a structural engineer. Was on the dock committee for the first phase.
- **Motion to elect the three candidates (Jill, Jim, Mike) for the three board positions by acclamation; 2nd; voted: unanimous**

New business:

Survey results

- Membership was split on most of the survey questions (29 cabins responding); “Board does not have a mandate to move forward with the assessment”
- Directories are available for all cabins
 - Print copies were distributed at meeting, and additional copies were left at the potluck
 - PDF copies will be distributed via the email list and posted on the website, where it can be updated annually
 - Concern was expressed about directory falling into the hands of realtors; our website is password protected and we ask that members do not share externally
- Short summary survey results (29 cabins responding):
 - When to do dock repairs:

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|-------------|----|
| Summer 2024 | 13 |
| Summer 2025 | 5 |
| Summer 2026 | 3 |
| Later | 4 |

- Phase II?

| | |
|----------------|----|
| New lockers | 14 |
| Parking | 12 |
| No/No response | 10 |

- Insurance?

| | |
|-----------------------|---|
| Reserve | 1 |
| Explore other options | 3 |
| No/no response | 1 |

- Meeting date?

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|----------------------------------|---|
| Keep 4th weekend | 9 |
| Keep 4th weekend but change time | 2 |
| Move it to a new weekend | 1 |

- Roads committee?

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|----------------------|---|
| Committee to explore | 4 |
| Form a new corp | 6 |

Phase II Discussion:

- Had a dock committee for Phase I, suggest doing the same for Phase II

- We got one bid for Phase II, from Pacific Built: \$460,000 (all inclusive: insurance, permits, % cushion, and construction); \$11,800 per cabin.
 - Does NOT include lockers or parking reinforcement.
- Q: Do we need structural repairs to swim dock or just new decking? A: Greg thinks the cribbing needs to be repaired. Will have to deconstruct the swim dock to get the repair boat in for near shore dock
- Design for lockers (and hence bid) has not been finalized- Michael Zlotkin is scoping a design and he and Greg identified a spot where 5 more lockers could fit (to cover members who currently do not have a locker).
- Q: Replacement of dock that connects to new dock needed? A: The south pier will not be replaced as its cribbing is sound - 15 of the end was replaced when the new dock was built. The remaining existing pier may need some repair to the cribbing above the waterline and the decking will be replaced during Phase II.
- If we get new bids maybe the costs will come down and the timeline can speed up – construction costs have come down since Pacific Built made that bid, and they are a high-end company that was needed to do the Phase I dock but this is an easier job.
- Some concern that if we don't take care of the old docks soon it could put the new docks at risk. Also important to consider that the dock's existing structure was a "qualified exemption" under TRPA – if the dock falls down we may lose the right to have it at all.
- Maybe there are creative ways we could finance – the committee should consider:
 - Possible to do without having all the money up front (Greg notes that bank financing was explored but wasn't feasible for Phase I)
 - Getting underway earlier if half the members could be financiers?
 - Suggest a 5 year plan: \$3,000 for 5 years ?
- Board commits to forming this committee - this week! Initial committee members:
 - Liz Dick
 - Mike Gemmill
 - Josh Trobridge (Marino cabin)
 - Greg Bryan
 - Mike Chaudoin
 - Tim Pedemonte
 - Will post to members list to see if any not in attendance would like to join this committee; they will meet every few weeks by zoom with the goal of getting a site plan for Phase II and some new bids this summer
- Additional issues:
 - Mooring is difficult, could be improved.
 - Cleats? (Trying to keep top clear; trip hazard)
 - Personal watercraft - many members have kayaks, paddleboards, don't have motor boats but deserve access as much as boat owners – could there be a reserved space in one of the piers? Or reduce the width of the nearshore dock to allow additional space for personal watercraft? (Also could reduce the cost!) – All issues for the dock committee to take up!

Meeting Time

- **Motion to allow board of directors to amend the bylaws to empower the board to choose the meeting date, with notification to members of at least 6 months in advance. Passed 14 yays, 6 nays**
- Much impassioned discussion on this point with the following suggested actions for the board:
 - **Action:** set up more than one meeting per year, in person in the summer, virtual (zoom) in the winter
 - **Action:** Set the meeting date for next year as soon as possible so people can plan their summer schedules accordingly
 - Preference for last Saturday in June (Fire Dept Fundraiser and Baby Beach social will likely continue to be held on the Saturday closest to 4th of July, which will be the 6th next year)

Insurance

- Board has determined that property insurance is cost prohibitive and would like to build up a reserve fund for “self-insurance”
- Suggest to wait until after Phase II assessment to do this
- Also suggest building up a reserve not just for self-insurance but for the next rebuild in 30 years, so members do not face such a large assessment at that time
- Not planning to spend current reserve (\$60k) on the assessment; will continue to build that up over time
- Dock committee could take this up too: what is the appropriate reserve size

Other business:

- Some members feel that some Renters at certain cabins that use dock are not respecting the rules. Renters are allowed under current by-laws to use the dock (guests are tied into cabin owners). Legal concerns because our liability insurance for the dock doesn't cover commercial/rentals.
 - **Action: would like to see a survey about amending bylaws to preclude renters from using dock facilities**

Meeting adjourned at 5:11 pm