

Goose Creek Landing Homeowners Association Minutes of Board of Directors Meeting April 6, 2019

A meeting of the Board of Directors of the Goose Creek Landing Home Owners Association was held on April 6, 2019 at the waterfront shelter. All board members were present except Don Gray. Four homeowners were in attendance. The meeting was called to order by President, Don Mitchell at 9:55 am.

OLD BUSINESS

Dredging

Prior to the board meeting, Louis Clark met with Mr. Brooks of Brooks Dredging and Marine Construction. Equipment has been mobilized and dredging is scheduled to begin Monday, April 8th and should be completed in 3-4 days. Based upon his assessment of the situation, Mr. Brooks reported that upon completion of dredging the planned 1000 cy, there should be a water depth of 4ft at low tide across the turning basin and up to the fish cleaning station. Mr. Brooks indicated that if approximately 200 additional cy is dredged, the 4 ft would extend to the end of the pier. Dredging and disposal of the additional 200 cy would cost \$8000, to be shared equally with Goose Creek Resort. Don Mitchell reported that in his prior conversations with Angela of GCR, she had indicated a desire to have the dredging done to the end of the pier and that he would be having a conversation with her later in the day. Kenneth Heath made a motion that with the understanding that GCR will be sharing the cost, the additional dredging be approved with a cost not to exceed \$8000. Any further dredging that may be required to reach the end of the pier will come back before the board. The motion was seconded by Hugh Kennedy. Don called for a vote and all board members voted in favor.

Hugh Kennedy brought up the fact that there are cement blocks and some large boulders near the end of the pier and on the jet ski side. He asked about having Mr. Brooks remove them. Don indicated that he will ask him to move them while he is dredging.

Ramp Project.

Mr. Brooks reported to Louis that upon his initial assessment of the ramp he it was steeper than 8-10 degrees, the recommended incline, from top to bottom. Upon further evaluation he determined that the bottom 1/3 is at 10 degrees and does not need to be redone. To solve the problem at the end of the ramp, he proposes putting large rock back underneath the concrete slab that is already there and then covering the end with Hog Slats to prevent the rocks from washing out. The upper 2/3 of the ramp will be cut down and reshaped to lessen the angle as originally proposed. Mr. Brooks reported that he has not done the math but making this change by approximately \$30,000. Mr. Brooks added that with this change to project could be completed in two phases. The work on the bottom third can be completed before Memorial Day as scheduled. The work on the upper section can be done in the fall. This idea was appealing to the board because it would insure that the ramp is safe to use before the holiday and will allow the assessment to be paid in two payments. Regarding the assessment, the first payment will still be due by 4/28/19 and the second payment due by 9/2/19.

NEW BUSINESS

The Gate

Don reported that he had been approached by a homeowner asking that the day be left open during the day to make access by workmen easier. There was discussion among the board members and the homeowners who were present were asked for their input. With the ease allowing someone to enter using the keypad, for the sake of security of the community, the consensus was to keep the gate closed.

Hugh Kennedy reported that he had a conversation with Mr. Taylor of DEPS. For some time, when there has been a need to review the footage on the security cameras Mr. Taylor has been doing it free of charge. Mr. Kennedy was told that going forward there will be a charge of \$200 for this service. Discussion was had about the use of the equipment and the level of difficulty for reviewing footage. It was decided that other arrangements will be made for reviewing the footage.

Floating Dock

The idea of a floating dock between the two ramps has been briefly mentioned in the past but did not seem feasible. Now that the concrete barriers are being removed, it is an opportune time to further investigate this possibility. The dock would be ordered from a vendor and installed by Mr. Brooks. Considering the size of the basin it may not be possible to extend the dock far enough out to make it worth the expense. The cost is not available currently. Louis Clark with research this and bring his findings before the board.

Rules & Regulations

The rules and regulations will be sent to each board member in format with will allow changes and comments to be made without altering the current wording. The rules will be reviewed for clarity and detail with any changes that are recommended being considered by the entire board. It was the consensus of the board that effectively immediately, all concrete being poured must be approved by the managing agent. A notice regarding the pouring of concrete will be posted on the bulletin board and Facebook.

Property Maintenance

The instances of properties not being properly maintained seems to be on the rise. In the coming weeks there will be increased emphasis on property maintenance. Notices will be going out regarding underpinning, trailers/vehicles without tags, overgrown landscaping, etc.

Boardwalk

Work to replace the boardwalk that was washed up by Hurricane Florence will be done on Saturday, April 13. Volunteers are welcome and can contact Don Mitchell or Kenneth Heath for details.

Respectfully Submitted,



Board Member

Date of Approval