

Minutes of BCMCA Internal Meeting. October 16, 2013.

In attendance: Grant Philips, JC d'Almeida

It was agreed that the agenda to be put forward at the October 23, 2013 meeting with the VPB would consist of;

1. Showers - construction was supposed to start in September?
2. Bicycle rack - where is it?
3. Tide grid ladder - where is it?
4. Private Property / No Trespassing sign (for parking lot) - where is it?
5. Burnt out lights (at least a dozen on the east side alone) - why is this problem getting worse?
6. New pilings for S and T docks - where are they? Why are boats still being parked on unsafe dock fingers?
7. Repairs to tilting docks (especially the main "G" dock) - Still waiting?

(NB, any comments in blue have been directly taken from an earlier email sent by Sean Smith. These items have been ongoing issues).

8. In addition, the PB said that the Oct meeting would be primarily to help guide the BCMCA in having our Repairs/Maintenance/Improvement issues included in the 2014 Capitol Plan. Therefore, we would have them direct this portion of the meeting and we would see what they have to say.

Below are issues which we would like to see spoken to and included in the Capitol Plan;

"Items to be brought forward in September" included:

- Seniors Discount

- Moorage Freeze

- Removal of 30% sublease fees

(we should continue to push for all of the above, especially a rate freeze so long as we're not seeing any significant improvements)

- Electrical power pricing - I would be in support of having it included in members moorage bills myself, though perhaps not all might agree. The current system of trying to fund the entire electrical bill (lights included!) on the backs of only those who opt to pay for power is absurd and should be stopped.

- Capital Plan - We desperately need to upgrade the electrical system, and have funding for continued replacement of pilings and docks which have long outlived their expected service life. The Capital Plan presentation of 2008 (five years ago!) said the marina needs:

- Electrical upgrades: \$880,000 (code requirement)

- Fire protection / water upgrade: \$550,000 (code requirement)

- Float replacement: \$160,000 (however this was to redesign the layout to accommodate larger boats, not replace infrastructure "as-is", so this cost can only be considered loosely as a proxy for repair costs)

Minutes written by JC d'Almeida, Oct. 16, 2013.