

Island Cove Marina Association

Spring 2024 Newsletter

Annual Meeting on May 7, 2024

Mark your calendar! The annual meeting of the Island Cove Marina Association will be held on Tuesday **May 7, 2024** in the upstairs level of the clubhouse.

Doors will open at 6:15 pm for light refreshments with the meeting called to order promptly at 7:00 pm.

If you would like to volunteer for the credentials or ballot committees, please arrive by 5:30 pm. The official Notice of Meeting, including the Agenda and Year-in-Review statement, will be sent **March 18, 2024**.

The results of the mail ballot election of two (2) Directors will be announced at the meeting. Persons that wish to be included as a candidate on the ballot must announce their desire to run by **5:00 pm on April 8, 2024**. If you are interested in being a nominee for Director, please send a short bio of yourself to the office by **5:00 pm, April 8, 2024** so that your information can be included with the mailing of ballots and voting instructions. Ballots and voting instructions will be mailed on or before **April 15, 2024**. The deadline for ballots to be returned to the Association office is **May 7, 2024 at 5:00 pm**, which is the day of the Annual Meeting.

All co-owners must have a Designated Voting Representative (DVR) form and a copy of your unit(s) deed on file in the office. The Designated Voting Representative is the only person eligible to vote. All DVR forms must be on file no later than **May 6, 2024 at 5:00 pm**.

Article VIII, Section 3, Designation of Voting Representative

Page 18 in the ICM Bylaws states:

Each co-owner shall file a written notice with the Association designating the individual representative who shall vote at the meetings of the Association and receive all notices and other communications from the Association on behalf of such co-owner. Such notice shall state the name and address of the individual representative designated, the number or numbers of the condominium unit or units owned by the co-owner and the name and address of each person, firm, corporation, partnership, association, trust, or other entity who is the co-owner. The individual representative designated may be changed by the co-owner at any time by filing a new notice in the manner herein provided.

Reaching a Quorum at the Annual Meeting

The presence in person or by proxy of 25% of the co-owners in number and qualified to vote shall constitute a quorum for holding a meeting of the members of the Association. That means we need 37 voting representatives present to proceed with the meeting and hold the election of Directors. It is very important and necessary for co-owners to attend this annual meeting!

Failure to establish a quorum requires the meeting and election to be held again at a later date. If you are unable to attend the Annual Meeting, please appoint a designated voting representative (that will attend the meeting) on your DVR to vote on your behalf.

It is imperative that a quorum is established at the Annual Meeting.

2023/2024 Marina Improvements and Repairs

- Painted Privacy Fence
- Repaired fencing along Crews Inn Parking Lot
- Posts added throughout the marina for new Wi-Fi System
- New Wi-Fi- System Installed.
- Fire Extinguishers, and Boxes added to every Wi-Fi Post, and Hoist area.
- Safety Ladders installed every other 3 docks throughout the marina.
- Repair the Break Water.
- Purchased the office & #87 from Developer.
- Became a Clean Marine Designation.
- Pool Filter Sand Changed.
- Re-Floated more Docks where needed.

All Island Cove co-owners should help our manager by keeping him informed of necessary repairs. Please use the forms provided in the Clubhouse information area to report maintenance issues.

Spring Maintenance Day / Spring Clean-Up / Potluck

Marina wide clean up and repair is scheduled for April 27, 2024 at 8:30 am

We will do repairs and maintenance as we see fit throughout the marina, such as replacing decking where needed, power wash decking where needed, pull weeds and freshen up mulch, tidy up the storage area and anything else we can do to improve Island Cove.

A list of tasks will be created and assigned on a first come-first serve basis the morning of the clean-up. Pop and water will be provided. Please bring a dish of your choice for the potluck lunch.

WIFI

Ok, we heard you. We know the WIFI has been a problem for a while. We did some research, lots of digging, and a large amount of referrals from a large amount of marinas, we hired a company called

Tricon Solutions to install and monitor the new system. We have added a few more post and antennas throughout the marina. The new system will be installed and ready for spring 2023.

Davit System

A davit system was installed spring 2020 and is located along the wall next to the bridge. The cost to use the davit is \$20.00 per year. This fee gives you access to the system with a personal code or key. The davit system can be used to launch or haul out your personal watercraft, dinghy or jet ski. **There is a 1,200 pound limit on the davit system.**

Water System

The water system in the marina will be turned on the week of April 12th, weather permitting. *Please do not go into the clubhouse restrooms to get water.* There is a spigot on the south side of the clubhouse near the stairway to the upper level of the clubhouse where water may be obtained.

Boat Stands / Spring Launch

Launch letters have been sent out informing every one of their launch date. Additional costs will be incurred if your boat is not ready for launch and it must be moved. All boat stands should be removed from ICM property within seven (7) days of your boat launch and all stands must be removed by Friday May 24, 2024, which is the start of the Memorial Day weekend. Stands that are not removed by that day will be stored at your expense. Storage fees are \$100.00 per stand per month.

Signage on Boats

Article VI, Section 9. Advertising

Page 15 of the ICM Bylaws states:

No signs or other advertising devices of any kind shall be displayed which are visible from or on the Common Elements, including "For Sale" signs, without written permission from the Association and, during the Development and Sales Period, from the Developer.

Haul-Out and Launch Fees

The haul out and launch fees were updated and implemented in 2024. The following applies: Spring and Winter fees are combined into one flat fee payment. You will now be charged \$1.50 per sq. foot of your vessel. This will cover hoist fee, bottom wash, load and move, and launch fee. The only additional fee will be for jack stand rental at \$25.00 each. Renters will have an additional charge for storage on land. You will no longer be billed separately for launch. If you choose not to have the bottom of your boat power washed, the fee will remain the same price.

REMEMBER- NO POWER WASHING ONCE YOUR BOAT IS SHORED UP IN YOUR WINTER STORAGE LOCATION!

Haul-Out Forms

Haul out forms must be turned in by their due date. Haul out forms that are not turned in before the due date make it very difficult for the manager to schedule haul-out days and schedule the work crew (volunteer co-owners and renters) that perform this work. It's not the manager's job to call YOU to set your haul-out date – this is YOUR responsibility and it must be done in a timely manner!

Anyone who returns a haul-out form after the due date will incur a fine of \$100.

Haul-out requirements are as follows:

Haul-out forms must be turned in no later than **September 20, 2024**.

A **\$100.00 late charge** will be applied to your account if haul-out forms are NOT returned to the office by September 20, 2024. ICM will not haul-out your boat if you do not have a haul-out date established by October 1st.

Haul-Out / Launch Fees must be paid in full prior to haul-out.

Permit Parking

Each co-owner and renter is issued one (1) parking permit. These permits are good for two (2) years. New permits were issued in 2023 to co-owners and renters. The permits are **Brown**. Please see the Marina Manager for your 2023/2024 permit.

This ICM parking permit must be visibly displayed in your vehicle at all times. Your permit entitles you to **ONE** parking space that is **Permit Only parking**. Visitor parking is located in the center of the Main Parking Lot or in the area near the marina entrance. No visitors are allowed to park in Permit Only parking areas Friday, Saturday or Sunday during the boating season.

Any vehicle parked in a Permit Only parking area without a parking permit displayed may be towed at owner's expense.

Certificate of Insurance and Rental Contracts

All boats **must** be insured and a current certificate of insurance must be on file in the office.

Your signed launch contract and fees must be on file in the office prior to your boat being launched. This requirement applies to all rental tenants as well.

All landlords who handle the rental of their unit(s) are required to furnish a copy of the Association approved, completed lease agreement and current copy of their tenant's insurance policy to the Marina

Manager. These items must be provided to the office before occupancy. If the Association handles this matter, the landlord's account will be charged a \$150.00 service fee.

Dog Run

The dog run was installed in an effort to keep the grassy areas free of dog urine and feces. With suggestions from dog owners and some improvements made, it turned out well. Early every morning the run is rinsed down and the run will be sanitized two to three times each week with a germicidal cleaner.

When using the dog run, we ask that you pick up after your dog and always use the hose provided inside the run to rinse the area your dog used. Please dispose of bagged dog waste in the large garbage dumpster located just outside the dog run.

We would like to thank everyone for their continued efforts to use the dog run for their dogs to relieve themselves and keep the grassy areas free of all dog waste.

Electric Bills

Electric bills not being paid in a timely manner. ***Electric bills are due upon receipt.***

Anyone with a delinquent electric bill will be assessed a late fee as follows:

- (a) After 30 days - \$ 25.00 late fee
- (b) After 60 days - \$ 50.00 late fee
- (c) After 90 days - \$100.00 late fee

Fines

Not everyone is clear on how the fines are assessed to those in a non-compliance situation.

Article XX, Assessment of Fines, Section 3, Amounts

Page 32 of the ICM Bylaws states:

Upon violation of any of the provisions of the Condominium Documents and after default of the offending Co-owner or upon the decision of the Board as recited above, the following fines shall be levied:

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| (a) First Violation | No fine shall be levied. |
| (b) Second Violation | Twenty-Five Dollar (\$25.00) fine. |
| (c) Third Violation | Fifty Dollar (\$50.00) fine. |
| (d) Fourth Violation and Each Subsequent Violation | One Hundred Dollar (\$100.00) fine each violation. |

Article II, Section 5, Enforcement, (a) Remedies

Page 4 of the ICM Bylaws states, in part:

A co-owner in default shall not be entitled to utilize any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as such default continues.

Boat Maintenance - Items of Concern

As we are all anxious to get started on our Spring boat maintenance in preparation for launch, there are a couple of things we would like to emphasize before you get started.

All boat owners are responsible for any mess they make or damage they may cause to neighboring boats, which includes paint dust or paint splatters. Drop cloths that cover the entire area of the boat must be used on the ground when sanding or painting. If you are sanding bottom paint, you must tent the underside of your boat.

If damage occurs to Island Cove grounds or surrounding vessels, the boat owner will be responsible for costs of clean up whether they or a subcontracted worker made the mess or caused the damage.

Spray painting is forbidden in the marina.

Power washing the bottom of your boat is not allowed after haul out.

All outside contractors that are hired by vessel owners to perform maintenance on their vessel must have a current certificate of liability insurance and workers compensation insurance on file in the office prior to coming into Island Cove Marina. Liability insurance coverage must be a minimum of 1 million dollars and Island Cove Marina must be listed as an additionally insured party.

Contractors also need to inform the manager which boat they are working on. Gate hours are during business hours. It will be the boat owner's responsibility to let their contractor in during non-business hours, as key fobs cannot be issued to contractors.

Fueling of Boats or Other Watercraft

The fueling of boats or any watercraft is not permitted within the marina. If you are found fueling your boat or another watercraft, you will be subjected to a fine. If you spill ANY fuel, the DEQ will be notified and you will be responsible for any clean-up fees that may be charged.

Disposal of Batteries and Oil

It is against the DEQ regulations to dispose of batteries and used motor oil and filters in the dumpster. Please do not leave these items around or in the dumpster. It is your responsibility to properly dispose of these items.

Dumpster Service and Recycling

There is a recycle dumpster next to the main garbage dumpster. Having the recycle dumpster should help eliminate dumpster overflowing as well.

Please use the main garbage dumpster for marina garbage only. Please do not bring items from your home or place of business. No yard waste allowed!

Shrink Wrap

Island Cove Marina recycles shrink wrap. A dumpster is provided specifically for shrink wrap and banding. Please do not put shrink wrap in the main garbage dumpster. Please put wood and all other material in the main garbage dumpster.

Length Restrictions Boat Length Restriction. In addition to Article VI, section 1 of the bylaws, Units #21-30 shall be limited to one (1) foot beyond their deeded length. Units #11, 28-30, 52-55, 87 and 88 shall be limited to their deeded length. As stated in the bylaws, all other wells not mentioned in these restrictions shall be allowed to extend past their deeded length a “reasonable distance”. This reasonable distance shall be determined on a case-by-case basis. The term “navigational hazard” shall be applied to each of these cases. If a navigational hazard is brought to the attention of the marina management, by any co-owner or tenant, the marina management will decide as to the validity of this individual situation.

Volunteerism at ICM

It is a lot of work to put on the events listed below. Volunteers are needed and appreciated at each of them. Please check with the event committee person(s) or with the Marina Manager if you can volunteer your help.

Besides the Marina Manager and Assistant Manager, the crew that hauls/launches all boats are volunteers (co-owners and renters). We are always looking for more volunteers. If you have some spare time during the launch/haul out periods, please ask the Marina Manager how you can help.

Without our wonderful volunteers, ICM would not be the great place that it is.

Please remember that your Board of Directors are also volunteers!

2024 Calendar of Events

March 01	First Assessment due
April 16	Launch Starts
April 27	Spring Maintenance
May 7	Annual Meeting
May 23	Launch Ends
May 27	Memorial Day
June 01	Second Assessment due
June 1	First monthly Bloody Mary and Mimosa Bar, held the first Saturday of each month at the Tiki Hut (Hosted by Marc Trafton)
June 15	Sip & Dip with themes. 3 Prizes for best sip, best dip, and best theme. (Hosted By BOD)
July 04	Fireworks from Belle Maer & MacRay – event not confirmed
August 24	ICMA Member BBQ (Hosted by BOD)
September 01	Third Assessment due
September 02	Labor Day
September 20	Haul-Out Forms and fees due
September 27	Haul-Out begins
October 28	Haul-Out finished
November Early	Buoys pulled out and circulators installed

Flyers for these events will be posted as soon as details are finalized.

We are in need of a person or persons to host or help host an event. If you would like to host or help host an event, please let us know.

Dates and Events are subjected to change.