

Boat Slip Owner Meeting Minutes July 23,2026 @ 7:00PM

Board Members Present:

President: Lukas Serafin

Vice President: Craig Dow (Via Zoom).

Secretary/Treasurer: Robin Danko

Meeting was called to order at 7:21pm Est due to Ameritech Zoom Meeting connection issues.

Meeting Minutes

1) Robin Danko reviewed old business.

- a. Boat lifts 11 & 24 were approved by both the Boat Slip Committee & HOA Board.
- b. All boat dock floats were cleaned by Anclote Diving. Project complete.
- c. All dock boards were painted & all damaged boards, cleats, screws etc. were replaced or repaired by Buxton Building. It was noted that the project was delayed due to an unauthorized person vandalizing other owner docks by spray painting X's on additional boards after the project was quoted. This resulted in additional unauthorized expenses and project delays. **Any recommended repairs to the docks must be submitted to and authorized by the Boat Slip Committee. **

d. Robin Danko reviewed the State of FL Dept of Transportation engineers report.

Report recommendations were as follows: Dredging, Stormwater Best Mgt. Practices (BMP's) & General Mgt. including Duckbill outlet & clearing sediment from inlets. FDOT is handing this off to other city & county govt.

agencies. Robin Danko to follow up. Copies of the FDOT report are available upon request. (Email: Robin.Danko1@gmail.com)

e. Robin reported that some boat slip owner information sheets were not received. This prevents sending e-mail communications to those individual slip owners as per requirements. HOA President Anita Reich stated she doesn't have the ability to take on the additional responsibility of providing slip ownership records to the Boat Slip Committee therefore it is imperative as the boat slip community that we maintain accurate & up to date records. ALL changes in ownership, rentals, registrations etc. must be communicated to Robin.Danko1@gmail.com using the attached Sea Castle Boat Slip Owner Information Sheet.

New Business

2) Current Electrical Status & Boat Lifts

a. Marine electrical companies were contacted to evaluate the current boat slip electrical situation including the existing panel and currently installed boat lifts. Three quotes were submitted for evaluation.

- b. President Lukas Serafin advised that based on the evaluations there is no room in the existing panel to add additional lifts. One option discussed was that we go with the company that proposed setting up all boat slips with the capability to add a lift now or in the future which includes updating the system panel and providing lift control at each slip. This would require a one-time \$1500/boat slip owner investment. Any future boat lifts installs will be at the owner's expense and would still require committee approval and follow the existing by-laws.
- c. Ken Anderson introduced a new option based on his research of using Solar Powered Lifts. This option does not require utilizing our system panel nor adding additional electrical. Given these findings, it was raised for a vote and first by Lukas Serafin and second by Craig Dow that at this time, to avoid additional expenses to boat lift owners, that only Solar Powered Boat Lifts will be considered for approval. All boat lift requests must be submitted to and approved by the Boat Slip Committee & HOA Board.
- d. Boat slip financials were not provided by Ameritech for this meeting.

Meeting adjourned at 8:44PM.

Next Boat Slip Meeting is Weds, Sept. 16th 7:00PM EST