Seven Coves Association, Inc.
Monthly Board Meeting
Tuesday, September 26, 2023
6:30 PM
Clubhouse or via conference call
Agenda

Or call in (audio only)
469-965-2522
Phone Conference ID: 441 007 614#

1. **Call Open Session to Order**

2. **Recess into Executive Session** (Board members only)
   - p. 31-32 a. Home-based business
   - p. 33-35 b. Discussion of new contract with boat rental company, Driftwood
   - c. Legal matters
     - i. Condo votes
     - handout ii. Request billing adjustment related to April election issues
   - d. Adjourn Executive Session
3. **Reconvene Open Session** (Open to all property owners) 6:30pm

4. **President provides summary of** executive session regarding legal action, contracts, disciplinary hearings, employee matters, repayment plans and foreclosures.

p. 36 5. **President's Welcome**

p. 37-38 6. **Review/Approval of Minutes of Last Board Meeting, 8/29/2023**

7. **Reports**
   - p. 39-49 a. Financial report
   - b. Committee reports
     - p. 50 i. Marina patrol/Inspection report
     - p. 51-52 ii. Architectural Control Committee
   - c. Manager's report
     - p. 53 i. Deed restriction enforcement
     - p. 54 ii. Marina occupancy report

8. **New Business**
   - a. Introduce Board candidates
   - b. Marina eviction process
   - c. Marina dock appearance
   - d. Clubhouse deck and railing need repair
   - e. Explanation of marina write offs, adjustments, and impact of these on financials
   - f. Bids to complete jetty/sidewalk repair
   - p. 55-57 g. 2024 Budget
     - i. Year-end forecast including marina and clubhouse
     - ii. Reserve study recommendations included
     - iii. Potential increase in annual assessments

9. **Old Business**
   - a. Marina Rental Price
   - b. 2021 Financial Review, IMC update
   - c. Discussion and decision on 2021 review or full audit

d. Fall Garage Sale 11/4/2023

10. **Actions Taken Between Meetings**
    a. Web Designer Contract JHFX Design

11. **Adjourn Open Meeting**
12. If needed, **Adjourn to Executive Session – to discuss;** This meeting may be adjourned at any time by the board of directors for the purposes of meeting in an executive session.
13. Reconvene Open Session-To consider and take any necessary action with respect to any matters considered in executive session.

14. **Adjournment**

15. **Open Forum**

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address matters during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

September newsletter from the President,
By Tim Steinmuller

A few things have been happening in September. Our new website for the marina will be operating soon. We are trying to drive new business to the marina. If you go online right now, you have a difficult time finding our marina. This will all be changing, making our marina easier to search for. Cost of this project was $2,500 plus $100 a month for monitoring. With all the new growth in our area, we hope to get the marina as full as possible as soon as possible.

Last week we had a consultant come and look at our breakwater and a few of our bulkheads. Our breakwater seems to still be in pretty good shape. It is compacting but not bulging which would indicate earth moving. We still have the issue with the concrete walkway being so far above the dirt, so for a temporary time, we have closed the breakwater to golf cart traffic and are only allowing pedestrian traffic. We are going to collect bids for fixing the breakwater.

Also, two board members made a complete tour of the subdivision's streets last week and made notes of all broken boxes that belong to the telephone and cable companies. The phone company has been contacted, and we are awaiting a response from them. The cable company will have been contacted by the time of this meeting.

Finally, at the board meeting tonight, we have two candidates for the one vacant board position. Both will have the opportunity to address the residents at tonight's meeting. The candidates are Cynthia Murch, and John Shepherd. You should be receiving your ballots soon. You can turn them in to the office, or bring them to the special meeting on October 15th, 2023. You can also vote by proxy or by absentee ballot.

Until next month,
Tim Steinmuller
President
Seven Coves Association, Inc.

Seven Coves Association, Inc.
Monthly Board Meeting Minutes
Tuesday August 29, 2023
Seven Coves Clubhouse

Call to order: 6:35p.m.

Seven Coves Board Members Present:
Don Chronister, Larry Roberts, Tim Steinmuller, and Bill Valka

IMC Representatives Present:
Steve Durham and Tammy Perry

Executive Session Summary – One owner hearing for ACC ruling and a discussion on boat slip contract.

President's Report given by Tim Steinmuller, President
My Presidents letter this month will be short. There is not a whole lot going on project wise right now. Most expense in August has gone to cleaning brush, and removing encroaching trees and bushes in the green belts. There have been many down branches from a couple of the higher winds we have gotten in August.

The board is working on various ways to increase our marina and community clubhouse venue presence online. We should have a viable option very soon to implement. Details will follow. As far as the five-year project goes this is a slow project, and I have said before it will take some time to get this done.

Tom Frost is no longer on the board so we have a vacant position and details will be provided in tonight's meeting as what we are planning on doing with the vacant position. Please remember kids are back in school and most are having to walk further because bus stops have consolidated in our subdivision. Please use caution driving especially as it starts to get darker earlier as many students will be on the road.

Minutes – Don Chronister motioned to approve meeting minutes from 6/27/23. Larry Roberts seconded the motion; motion carried.

Financials – Bill Valka motioned to move all three accounts to one account named Reserve. Larry Roberts seconded the motion; motion carried.

Don Chronister motioned to approve financials with corrections for 7/31/23. Bill Valka seconded the motion, motion carried.

Committee Reports
1) Marina Patrol/Inspection Report – There were 56 Parking Violations, 59 Warnings, 52 Trespassers.
2) Architectural Control Committee – 10 applications submitted: 5 approved, 1 denied, 4 under review.
3) Manager Reports:
    a) Deed Restriction Violations – 122 letters were sent, 7 previous violations were closed. The top three categories of violations were mowing, general maintenance, and edging.
    b) Marina Occupancy Report – Total slips = 244. There were 51 vacant as of 8/22/23. 79% occupancy in August, and 88% in July.

New Business

1) Marina Rental – Tabled until next month
2) Discussion of Board Vacancy
   a) The Board accepted the resignation of Tom Frost from the Board of Directors.
   b) Discussion of Election Committee – Don Chronister motioned to have IMC start the process of drafting an election process guideline, Larry Roberts seconded the motion; motion carried unanimously.
   c) Larry Roberts motioned to approve the notice and call of a special meeting for the election of an open position on October 15, 2023. Bill Valka seconded the motion; motion carried unanimously.
3) Fall Garage Sale- November 4, 2023

Old Business

1) 2021 Financial Review, IMC update – IMC gave dates of when items were given to the CPA. The price of the two-year review is $5,000 - $5,500.

Actions taken between meetings – None

Adjourn Open meeting: 7:15 p.m.

Open Forum

Seven Coves Association POA

Balance Sheet For 8/31/2023

Assets		
1000 - CIT Checking operating	$163,098.99	
1001 - CIT Reserves	$540,084.89	
Total Assets		**$703,183.88**
Receivables & Deposits		
1028 - Residential Assessments	$64,782.04	
1029 - Allowance for Bad Debt	($20,000.00)	
1031 - A/R Adjustment Account	$71,960.95	
1032 - Prepaid Insurance	($1,202.65)	
1028-1 - Clubhouse Resident	$150.00	
1028-5 - Trailer Resident	($720.00)	
1028-6 - Trailer Non Resident	$810.00	
Total Receivables & Deposits		**$115,780.34**
Fixed Assets		
3004 - Clubhouse	$17,685.00	
3005 - Dock Flotations	$69,823.78	
3006 - Playground equipment	$49,705.66	
3007 - Marina Boat Slips and Covers	$1,061,031.37	
3008 - Maintenance Building	$10,533.44	
3009 - Land	$33,701.00	
3010 - Maintenance Equipment	$20,046.44	
3011 - Accumulated Depreciation	($1,440,895.82)	
3012 - Lighthouse	$22,875.00	
3013 - Office Building	$47,710.21	
3015 - Pool	$105,368.23	
3016 - Trailer Lot Fence	$31,224.90	
3017 - Clubhouse Equipment & Improvement	$64,089.98	
3018 - Bulkhead	$103,240.60	
3019 - Office Furniture	$2,791.14	
3020 - Pool Bathhouse	$21,070.01	
3021 - Marina Cameras	$35,802.89	
3022 - Marina Rewire	$19,000.00	
3023 - FM 830 Fence	$81,343.09	
Total Fixed Assets		**$356,146.92**
	Total Assets	**$1,175,111.14**

	$123,878.33	
Total		**$123,878.33**
Liabilities		
2000 - Loan Note	$373,269.66	
2001 - Refundable Const. Deposits	$37,532.50	
2002 - Unearned Comm Assessements	($76.00)	
2003 - Accounts Payable	($6,789.17)	
2004 - Unearned Assessments	$9,795.00	
2005 - Prepaid Assessments	($4,686.67)	
2006 - Refunds to Owners	($2,944.91)	
2007 - Marina Deposits	$2,500.00	
2008 - Transfer IMC	$400.00	
2009 - Clubhouse Deposit	$11,900.00	
Total Liabilities		**$420,900.41**

Seven Coves Association POA

Balance Sheet For 8/31/2023

Equity		
3000 - Retained Earnings	$572,315.04	
3002 - Capital Reserves	$58,017.36	
Total Equity		**$630,332.40**
	Total Liabilities / Equity	**$1,175,111.14**

Seven Coves Association POA

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Recurring Assessments							
4000 - Maintenance Fees	218.63	-	218.63	427,524.16	428,400.00	(875.84)	428,400.00
4001 - Commercial Assessment	-	-	-	72,976.00	75,999.00	(3,023.00)	75,999.00
Total Recurring Assessments	**218.63**	**-**	**218.63**	**500,500.16**	**504,399.00**	**(3,898.84)**	**504,399.00**
Miscellaneous Income							
4100 - Maintenance Late Fees	-	666.67	(666.67)	4,490.00	5,333.36	(843.36)	8,000.00
4101 - Interest	249.44	416.67	(167.23)	3,111.43	3,333.36	(221.93)	5,000.00
4102 - ACC Building Permits	100.00	416.67	(316.67)	5,627.40	3,333.36	2,294.04	5,000.00
4106 - Fine & Fee	-	166.67	(166.67)	550.00	1,333.36	(783.36)	2,000.00
4108 - Transfer Fees	200.00	312.50	(112.50)	1,600.00	2,500.00	(900.00)	3,750.00
4110 - Franchise Income	4,742.38	1,833.33	2,909.05	13,106.36	14,666.64	(1,560.28)	22,000.00
4111 - The Landing Income	120.00	416.67	(296.67)	960.00	3,333.36	(2,373.36)	5,000.00
4115 - Bank Interest	329.19	16.67	312.52	863.34	133.36	729.98	200.00
4126 - Key Fob	90.00	83.33	6.67	325.00	666.64	(341.64)	1,000.00
4129 - Small Claims Recover	221.25	1,000.00	(778.75)	4,401.55	8,000.00	(3,598.45)	12,000.00
Total Miscellaneous Income	**6,052.26**	**5,329.18**	**723.08**	**35,035.08**	**42,633.44**	**(7,598.36)**	**63,950.00**
Rental Income							
4200 - Clubhouse Rental Resident	1,300.00	4,166.67	(2,866.67)	23,860.00	33,333.36	(9,473.36)	50,000.00
4201 - Clubhouse Rental Non Resident	1,200.00	1,666.67	(466.67)	-	13,333.36	(13,333.36)	20,000.00
4202 - Marina Resident	7,734.00	9,946.00	(2,212.00)	79,239.95	79,568.00	(328.05)	119,352.00
4203 - Marina Non Resident	17,261.00	17,010.00	251.00	124,004.97	136,080.00	(12,075.03)	204,120.00
4204 - Trailer Lot Resident	111.16	1,208.75	(1,097.59)	13,602.17	9,670.00	3,932.17	14,505.00
4205 - Trailer Lot Non Resident	(70.00)	871.25	(941.25)	8,345.00	6,970.00	1,375.00	10,455.00
Total Rental Income	**27,536.16**	**34,869.34**	**(7,333.18)**	**249,052.09**	**278,954.72**	**(29,902.63)**	**418,432.00**
Total Income	**33,807.05**	**40,198.52**	**(6,391.47)**	**784,587.33**	**825,987.16**	**(41,399.83)**	**986,781.00**
Operating Expense							
Maintenance							
5000 - Mowing	5,205.04	4,275.83	(929.21)	46,118.45	34,206.64	(11,911.81)	51,310.00
5002 - Landscaping & Beautification	-	1,083.33	1,083.33	3,166.63	8,666.64	5,500.01	13,000.00
5004 - Common Area Tree Maintenance	-	1,583.33	1,583.33	4,300.00	12,666.64	8,366.64	19,000.00
5006 - Courtesy Patrol	3,991.00	3,023.75	(967.25)	25,200.00	24,190.00	(1,010.00)	36,285.00
5007 - Security Cameras	2,505.44	2,083.33	(422.11)	15,522.69	16,666.64	1,143.95	25,000.00
5015 - Maintenance Supplies	-	41.67	41.67	426.49	333.36	(93.13)	500.00
5016 - Clubhouse	1,394.47	-	(1,394.47)	29,100.20	28,000.00	(1,100.20)	28,000.00
5017 - Marina	104.71	2,916.67	2,811.96	18,014.41	23,333.36	5,318.95	35,000.00
5018 - Office	-	83.33	83.33	81.19	666.64	585.45	1,000.00
5019 - Tennis Court	-	183.33	183.33	66.82	1,466.64	1,399.82	2,200.00
5020 - Pool	1,551.17	416.67	(1,134.50)	7,616.29	3,333.36	(4,282.93)	5,000.00
5021 - General Expenses	1,503.35	1,666.67	163.32	9,563.45	13,333.36	3,769.91	20,000.00

Seven Coves Association POA

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5022 - Pool Cleaning Contract	-	632.00	632.00	5,163.54	5,056.00	(107.54)	7,584.00
5023 - Gen Maint Playground	-	167.00	167.00	2,213.01	1,336.00	(877.01)	2,000.00
5024 - Pool Monitor	2,706.50	791.67	(1,914.83)	9,408.22	6,333.36	(3,074.86)	9,500.00
5025 - Trailer Lot	-	41.67	41.67	549.00	333.36	(215.64)	500.00
5031 - Garbage Removal	27,110.42	13,333.33	(13,777.09)	109,967.28	106,666.64	(3,300.64)	160,000.00
5032 - Pest Control Services	638.68	42.00	(596.68)	1,660.56	336.00	(1,324.56)	500.00
5034 - Lighthouse	-	-	-	29,348.44	27,000.00	(2,348.44)	27,000.00
5050 - Bulkhead Repairs	-	2,083.33	2,083.33	-	16,666.64	16,666.64	25,000.00
5056 - Maintenance Supplies	-	-	-	11.64	-	(11.64)	-
5066 - Capital Reserves Expense	-	-	-	2,123.89	-	(2,123.89)	-
5068 - Clubhouse Cleaning	2,350.00	166.67	(2,183.33)	3,630.00	1,333.36	(2,296.64)	2,000.00
5069 - Event Coordinator	-	167.00	167.00	900.00	1,336.00	436.00	2,000.00
5071 - Member Relations	294.49	250.00	(44.49)	2,736.63	2,000.00	(736.63)	3,000.00
5076 - Vehicle Maintenance	218.08	208.33	(9.75)	1,914.40	1,666.64	(247.76)	2,500.00
5077 - ACC Inspector Expense	-	-	-	2,400.00	-	(2,400.00)	-
Total Maintenance	**49,573.35**	**35,240.91**	**(14,332.44)**	**331,203.23**	**336,927.28**	**5,724.05**	**477,879.00**
Utilities							
5100 - Electric General	330.44	650.00	319.56	4,119.41	5,200.00	1,080.59	7,800.00
5101 - Water & Sewer	-	516.17	516.17	2,292.27	4,129.36	1,837.09	6,194.00
5102 - Electric Marina	160.03	204.17	44.14	488.49	1,633.36	1,144.87	2,450.00
5103 - Electric Clubhouse	636.65	590.75	(45.90)	1,511.33	4,726.00	3,214.67	7,089.00
5104 - Electric Trailer Lot	80.58	67.50	(13.08)	386.26	540.00	153.74	810.00
5105 - Electric Tennis	250.28	278.17	27.89	702.05	2,225.36	1,523.31	3,338.00
5106 - Electric Pool	474.87	758.33	283.46	1,639.41	6,066.64	4,427.23	9,100.00
Total Utilities	**1,932.85**	**3,065.09**	**1,132.24**	**11,139.22**	**24,520.72**	**13,381.50**	**36,781.00**
Administrative							
5200 - IMC(Investment Management Co)	10,146.24	10,146.42	.18	81,169.92	81,171.36	1.44	121,757.00
5201 - Postage	520.88	333.33	(187.55)	4,452.91	2,666.64	(1,786.27)	4,000.00
5202 - Office Supplies	729.66	333.33	(396.33)	2,758.93	2,666.64	(92.29)	4,000.00
5203 - Advertising	832.00	333.00	(499.00)	1,256.29	2,664.00	1,407.71	4,000.00
5204 - Bad Debt	697.75	-	(697.75)	817.75	-	(817.75)	-
5205 - Credit Card Fees	30.00	-	(30.00)	1,120.19	-	(1,120.19)	-
5206 - Phone Internet	228.41	166.67	(61.74)	980.94	1,333.36	352.42	2,000.00
5207 - Depreciation	9,000.00	9,166.67	166.67	72,000.00	73,333.36	1,333.36	110,000.00
5208 - Property Taxes	-	404.83	404.83	(630.00)	3,238.64	3,868.64	4,858.00
5209 - Meeting Expense	(75.28)	41.67	116.95	(184.08)	333.36	517.44	500.00
5214 - Advertisement	-	-	-	580.44	-	(580.44)	-
5221 - Loan Interest	1,310.71	1,250.00	(60.71)	9,299.06	10,000.00	700.94	15,000.00
5229 - Summer help Patrols	1,848.00	-	(1,848.00)	1,848.00	-	(1,848.00)	-
Total Administrative	**25,268.37**	**22,175.92**	**(3,092.45)**	**175,470.35**	**177,407.36**	**1,937.01**	**266,115.00**

Seven Coves Association POA

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Professional Fees							
5300 - Legal-Collections	-	-	-	2,837.96	-	(2,837.96)	-
5302 - Attorney Services	4,308.92	1,667.00	(2,641.92)	14,951.65	13,336.00	(1,615.65)	20,000.00
5305 - Security	-	-	-	242.00	-	(242.00)	-
5307 - Accounting Services	-	416.67	416.67	3.01	3,333.36	3,330.35	5,000.00
5317 - SJRA Fee	7,531.31	2,750.00	(4,781.31)	22,593.93	22,000.00	(593.93)	33,000.00
Total Professional Fees	**11,840.23**	**4,833.67**	**(7,006.56)**	**40,628.55**	**38,669.36**	**(1,959.19)**	**58,000.00**
Insurance							
5401 - Casualty/Truck	-	-	-	102,342.65	95,000.00	(7,342.65)	95,000.00
5450 - Bank Fees	(50.00)	-	50.00	(75.00)	-	75.00	-
Total Insurance	**(50.00)**	**-**	**50.00**	**102,267.65**	**95,000.00**	**(7,267.65)**	**95,000.00**
Total Expense	**88,564.80**	**65,315.59**	**(23,249.21)**	**660,709.00**	**672,524.72**	**11,815.72**	**933,775.00**
Operating Net Total	**(54,757.75)**	**(25,117.07)**	**(29,640.68)**	**123,878.33**	**153,462.44**	**(29,584.11)**	**53,006.00**
Net Total	**(54,757.75)**	**(25,117.07)**	**(29,640.68)**	**123,878.33**	**153,462.44**	**(29,584.11)**	**53,006.00**

August 21 to September 22, 2023

Parking Violations:	19
Warnings:	3
Vehicles Towed:	0
Trespassers:	229

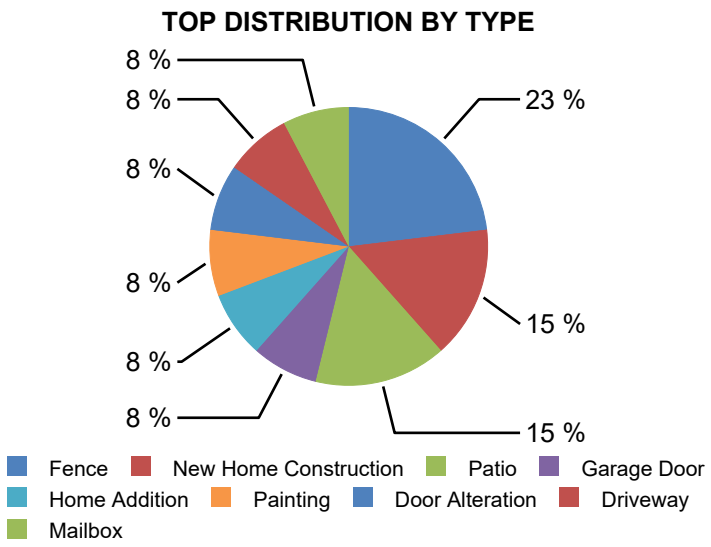
Notes:

Seven Coves Association POA

ARC Report - Detail for 8/29/2023 - 9/25/2023

SUMMARY

Approved (3rd Party & In House)	**9**
Driveway	1
Fence	2
Garage Door	1
Mailbox	1
New Home Construction	2
Painting	1
Patio	1
Approved with Conditions (3rd Party & In House)	**1**
Home Addition	1
ARC Review (In House)	**3**
Door Alteration	1
Fence	1
Patio	1
Total	**13**



Approved (3rd Party & In House) (Total Count = 9)

6978 Kingston Cove Lane
Quincy Long
XN: 1085541 Acct: 611130538
Driveway

7049 Edgewater Drive
Carl Carlson
XN: 1117666 Acct: 611129968
Fence - Application to remove one fence and extend two other fences.

7085 Whispering Wind Drive
Jed Duplantis
XN: 408666 Acct: 611130040
Garage Door

6959 Breezy Point
Silvertree Investors LLC
XN: 981319 Acct: 611151342
New Home Construction

7082 Shady Knoll Lane
Jaye's Custom Builders, LLC
XN: 830917 Acct: 611146589
New Home Construction

5421 Lazy Court
Galen Holwell
XN: 355670 Acct: 611145062
Patio - I read your note that says Randi visited the office to drop off updated info. for his project. My question is what is the status on this? Do you need anything else?

7142 Kingston Cove Lane
Robert Yetter
XN: 1134639 Acct: 611129903
Painting - Application to paint exterior the same color.

7062 Pleasure Lake Drive
Daniel Rogers
XN: 1088397 Acct: 611130151
Fence - Application to build 6'6" treated pine fence on sides and 6' 0" metal fence along back property between lot and greenbelt.

6910 Gentle Breeze Drive
Max McCuiston
XN: 1072992 Acct: 611153800
Mailbox - Application to install a mailbox on a post for a newly built home.

ARC Review (In House) (Total Count = 3)

5090 Pleasure Lake Drive
Carrie Munson
XN: 967971 Acct: 611130581
Patio - Application to Enclose existing patio

Seven Coves Association POA

ARC Report - Detail for 8/29/2023 - 9/25/2023

7182 Kingston Cove Lane Michele Hoot XN: 1137003 Acct: 611154628	Door Alteration - Application to replace front door and install porch railing.
5325 Lakeshore Drive Lucero Zepeda XN: 1134401 Acct: 611154513	Fence - Application to move side fence.

Approved with Conditions (3rd Party & In House) (Total Count = 1)

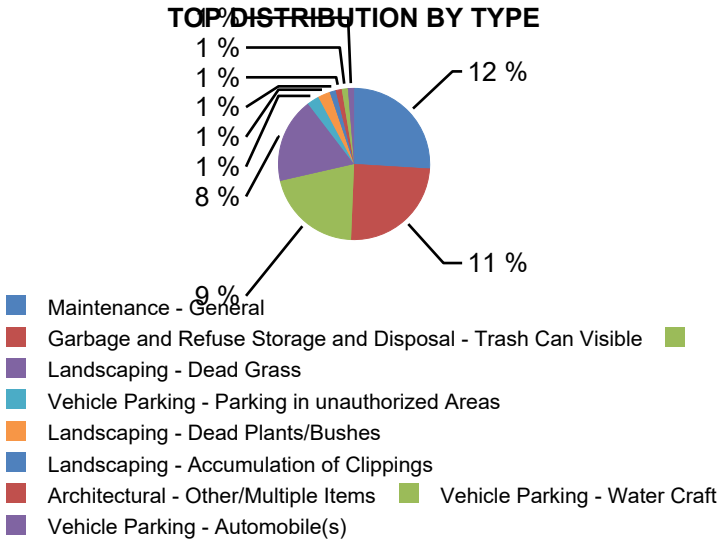
5362 Montego Cove Richard King XN: 383426 Acct: 611129726	Home Addition

Seven Coves Association POA

Violation Report - Detail for 8/1/2023 - 8/31/2023

SUMMARY

Board Review	**1**
Vehicle Parking - Trailer	1
Closed	**53**
	15
Animals & Pets - Unleashed or Loose	1
Architectural - Other/Multiple Items	1
Garbage and Refuse Storage and Disposal - Construction Material	1
Garbage and Refuse Storage and Disposal - Trash Can Visible	13
Landscaping - Dead Grass	1
Landscaping - Dead Grass & Weeding	1
Landscaping - Dead Plants/Bushes	2
Landscaping - Edging and Weeding	1
Landscaping - General Yard Maintenance	1
Landscaping - Mowing	1
Landscaping - Mowing, Edging, and Weeding	1
Landscaping - Prune Shrubs	2
Maintenance - General	2
Unsightly - Furniture	1
Unsightly - General	1
Vehicle Parking - Automobile(s)	1
Vehicle Parking - Boat	1
Vehicle Parking - Inoperable Vehicle	1
Vehicle Parking - Recreational Vehicles/Trailers	1
Vehicle Parking - Trailer	3
Vehicle Parking - Water Craft	1
First Notice	**90**
Garbage and Refuse Storage and Disposal - Branches	2
Garbage and Refuse Storage and Disposal - Unstored Trash	4
Landscaping - Accumulation of Clippings	1
Landscaping - Dead Grass	9
Landscaping - Dead Tree(s)	4
Landscaping - Decorative Rock	1
Landscaping - Mowing	13
Landscaping - Mowing and Edging	4
Landscaping - Prune Shrubs	8
Landscaping - Prune Trees	1
Landscaping - Sodding/Resodding	1
Landscaping - Weeding	6
Lot Maintenance - Mailbox	3
Maintenance - General	8
Signs - Advertising	1
Signs - General	1
Unsightly - Appliances	1
Unsightly - Furniture	1
Unsightly - General	5
Unsightly - Grill	1
Vehicle Parking - Boat	5
Vehicle Parking - Parking in unauthorized Areas	2
Vehicle Parking - Recreational Vehicles/Trailers	3
Vehicle Parking - Trailer	5



September 2023

MARINA OCCUPANCY REPORT

		Occupancy Rates			
		Total # of Slips	**Vacant**	**This month**	**Last month**
Dock #1	**Covered**	36	5	86%	86%
	Uncovered	28	10	64%	82%
	Dock #1 Total	64	15	77%	84%
Dock #2	**Covered**	54	6	89%	87%
Dock #3	**Covered**	60	21	65%	68%
Dock #4	**Covered**	27	7	74%	78%
	Uncovered	39	10	74%	77%
	Dock #4 Total	66	17	74%	93%
Overall	**Covered**	177	39	78%	79%
	Uncovered	67	20	70%	79%
	TOTAL	244	59	76%	79%