



Flag Harbor Drifter

Volume 20 Issue 1

February 15, 2017

PRESIDENT'S REPORT

The holidays are over and we are in our winter season. The winter has been rather mild, although part of the harbor was frozen over for a few days in early January along with over six inches of snow.

The voting on the Flag Harbor Condo Association (FHCA) acquisition of the pool, pavilion and South parking lot property resulted in a majority agreement by the association members. The final count was 130 approved, 16 disapproved and 22 did not respond. 126 approval votes were needed to meet the 75% level required by the by-laws.

The Board has commissioned a land survey of the South parking lot and the strip along the South side of the harbor channel. Another survey will be performed to move the property lines for the pool and the pavilion. Also, a lot will be included to serve as a backup location for our septic system in case of a failure in the future. This is a requirement of the Calvert County Health Department.

Currently, no agreement has been signed with the Flag Harbor Marine Service detailing the terms of the agreement. This will occur

when the land surveys and the septic system issues are completed. It is turning out to be a slow process, but we will continue to move forward.

Looking forward to Spring!

Submitted by George Tornell

TREASURER'S REPORT

I am sure many of the slip owners are curious regarding the status of the land purchase discussed in previous letters sent to each of you. Like many things involving the owners of 168 slips, progress is slow due to the fact that the Board of Directors must adhere to rules set down by the Deed of the FHCA and good legal practices involved in any land purchase. A sufficient majority of the owners authorized the purchase, so the next step is to assure that all land surveys are current prior to the closing of the property sale. Surveys are an integral part of most land purchases. The one in progress now is estimated to cost several thousand dollars to complete. The remaining issue is the financing of the \$100,000 required to complete the FHCA's portion of the transaction. The Board is happy to report that we have been able to negotiate an arrangement with our bank in

Annapolis, who will loan us \$50,000, as long as we put up the other \$50,000. This course of action will not significantly increase our monthly payments on our current loan (for the dock renovation), but will extend the loan for approximately one additional year. Currently, we have \$209,000 on hand in both checking and savings to operate through June. We estimate that our operating costs will consume at least \$140,000 of this balance through the remainder of the fiscal year, leaving approximately \$69,000 to complete the sale. At this point, we believe there are sufficient funds on hand to allow us to accomplish the purchase without this transaction impacting annual dues or requiring a special assessment. We are attempting to hold the line on current dues for another year (they have not increased for five years), but will not know if that is possible until the annual budget is prepared in the Spring. Our largest outlay of cash includes the bank loan, dredging, insurance, and salaries, in descending order of significance. We have managed to responsibly cover these major costs while not requesting any additional assessment and we anticipate that will continue. Your individual support of the Board while we continue to improve facilities and common property is appreciated.

Submitted by Bruce Worster

FLAG HARBOR MARINE SERVICE NEWS

As the boatyard enters its thirty-fifth year, two things occur to me. One is, what an amazing place this is with great people and breathtaking beauty. The second is how startling it is to see all the growth and change around Calvert County and how refreshing to know that Flag Harbor will remain the same or even better.

As we are all invested here I would urge you to bring your friends and co-workers here and show them what an incredible place we have. There are few other marinas that have a deep water harbor, world class fossiling nearby, a full service and do-it-yourself boatyard, a beautiful pool and a covered pavilion with a sweeping view of the Chesapeake Bay.

Let's try to keep the value of our slips up. Volunteer to keep our costs down. Get involved. We need members to organize the Annual Meeting luncheon, Oyster Roast and Crab Feast or any other social events you would like to see take place. Thank you for all your years of support and I hope 2017 will be a great year for all of us.

Submitted by John Little

NOTE FROM THE BOATYARD

Maryland Department of the Environment singled us out last year as the only marina in Calvert County it was going to inspect. While it didn't find any grievous problems, they did cite us for a few things. PLEASE read the Boatyard Rules and pay attention to what is said about sanding, pressure washing and keeping the area around your boat clean. We are sitting right on one of the most precious bodies of water in the world!

FACILITIES MAINTENANCE

In the past year we have replaced six damaged pilings and constructed asphalt walkways to provide access from the T pier to the bathrooms. The previous path that went along the bottom of the slope was deemed unusable by the county due to ground water seepage. We have also constructed a sediment collection area at the East end of the North parking lot. This was done to prevent sediment from entering the harbor.

If you have any problems or questions with the electricity, water, restrooms, and other dock, ground, & building related issues, please call our maintenance person, John Hollowell at 443-684-1566 at any time.

SOCIAL NEWS

Everybody likes a good party! Would **you** like to help coordinate just one of them? Following are some ideas for social events we could have, with **your** help:

- * Oyster Roast (late winter/early spring)
- * Soup, Sandwich & Salad Luncheon(April)
- * Annual Membership Meeting Luncheon(June3)
- *July 4 Picnic (we already have members who coordinate this)
- * Crab Feast (late summer)
- * Octoberfest (fall)

We can do the shopping if you don't want to, we have a couple of slip owners who have volunteered to prepare the seafood, & we ask participants to bring desserts. So, if **you'd** be willing to take charge of just one of these social events, or if **you** have an idea of **your** own, please contact the FHCA office!

OFFICE NOTES

The condo office hours are Monday, Wednesday & Saturday from 10am-2pm and will also be open on Friday from Memorial Day thru Labor Day. Stop by to purchase bathroom & gate keys and burgees. Passes for the pool & beach will be available beginning mid May. Also available in the office are lease agreement forms, dinghy storage rack agreements, pavilion reservation forms, dock modification forms & BoatUS membership applications.

BOAT CARE

The winter is half over and has been rather mild so far. This is a good time to check on your boat. There have been several instances of boats not being moored properly, causing damage to the docks and the boats themselves. You should check your mooring lines for chafe, deterioration and proper length. We have extreme high and low tides during the winter, so this should be considered when mooring your boat. Also, most mooring lines have a stretch coefficient of 10-15%.

Whether your boat is in the water or onshore you should check all deck and cockpit drains for blockage of leaves.

RENTING/SELLING YOUR SLIP

Please contact the condo office if you would like your slip listed for rent and/or for sale. Remember, it's also advisable for you to advertise on your own by placing an ad in newspapers, the internet, bulletin boards, etc. It is a requirement to have a completed lease agreement on file in the condo office if you rent your slip or allow someone else to put a boat in your slip, even if it's just for a day. All info requested on the form needs to be filled in & an expired lease needs updating or replaced.

If you sell your slip, please make sure that this office receives a copy of the transfer of ownership from the attorney. If the slip is transferred to another family member, please notify the office.

WELCOME ABOARD & FAREWELL

Welcome aboard to the following slip owner who purchased his slip since the last notification in the previous newsletter:

Henry Hansen of Fairfax, VA, purchased slip # 53 from William Foust.

Also, FHCA acquired slip #101 from the Estate of Terry Zaremba.

Farewell to fellow slip owner Dick Bardelmeier, who owned slip #38. Dick passed away in 2016.

A Note of Appreciation

Susan and I wish to thank the Flag Harbor Condo Association membership for your generous donations to Blake's memorial fund that John Little helped us set up for Blake's son, Dylan. Your many cards, letters and visits to our home have supported us during this untimely loss of our son. We sincerely thank each and every one for your kindness.

Kit & Sue Stamford

BOAT U.S. MEMBERSHIP

Contact the condo office for a Boat U.S. membership application. If you are renewing your membership, be sure to mention our Co-op Group number **GA81792B** to get the special rate.

PLEASE SEND UPDATES TO YOUR CONTACT INFO TO:
fhca@flagharbor.com

The **Flag Harbor Drifter** is the newsletter of the Flag Harbor Condo Association

Board of Directors

President - George Tornell
Vice President – Elwood Ellenens
Treasurer – Bruce Worster
Secretary – Barbara Turner
Member – John Little
Member – Lee Stamford

Social Committee

Maintenance

John Hollowell

Office Manager

Patty Gay

Flag Harbor Condo Association
1565 Flag Harbor Blvd.
P.O. Box 91
St Leonard, MD 20685
Web : www.flagharbor.com

Condo Association Office
fhca@flagharbor.com
410-586-0070

Flag Harbor Marine Service
flagboatyard@gmail.com
410-586-1915

*****WANTED*****

If you have an article you would like included in the next *Flag Harbor Drifter*, please send it in. We'd love to read your story about your exciting boating excursions, special places you've visited, favorite vacation spots, interesting family traditions, memorable people you've met along the way, new additions to your family, any thing you'd like to share that just may help to brighten someone's day.