

SF Marina Harbor Association – General Membership Meeting 30 March 2006

Board members attending: Bruce Stone, Bruce Munro, Al Cavey, Grace Knight, Courtney Clarkson, Bill Palmer and Bright Winn

Bruce Stone opened the meeting at 1910. Approximately 50 members attended.

Jack Kaus moved that the general meeting minutes for 9 February be accepted. John Petersen seconded and motion carried.

Treasurer's Report: (Al Cavey) As of 30 March there is \$12,212 in the Association account and there are 360 members.

EIR Process and 2 March Rec & Park Capital Program Committee Mtg: (Bill Palmer) The DEIR public comment period was closed 19 Jan. 2006.. The EIR will be voted on by the Planning Commission in June or July 2006. After this process is finished, the design phase begins. RPC recently approved a \$148,000 contract for a consultant to do a bottom survey, analyze samples and meet all regulatory requirements for a ten year permit to dredge inside and outside the West Harbor. Old permits have expired and this one will take one year for approval.

Nuts and Bolts: (Bill Palmer and Bright Winn) There was a thorough presentation of the condition of the Harbor in respect to safety and deferred maintenance. A copy was distributed and is attached.

Set Date and Times for Meetings: The Board will meet on a monthly basis. The Board suggested quarterly general meetings. The membership voiced their concern about losing momentum if the next general meeting was delayed until June, so the next meeting will be 11 May 2006. Bruce Stone asked for a show of hands as to the preference for general meetings at the St. Francis Yacht Club or the Golden Gate Yacht Club. The Golden Gate Yacht Club was chosen.

Communications: (Bruce Stone) The desired method of communications will eventually be via e-mail, e-fax, or through our web sites after they are developed. These addresses are: www@sfmarinaharbor.com or www@sfmarinaharbor.org. Individual addresses might be assigned by slip number. These numbers would remain with the slip and would be transferred to the new tenant.

New Association Name: The new name of SF Marina Harbor Association was presented to the members. "Tenants" was dropped from the title as not all members are tenants, i.e. crew members, other boaters and Marina neighbors. Bruce Munro made a motion to accept the new name, Bruce Denebeim seconded and the motion carried.

Harbor Rules: (Bruce Munro) A proposed set of Harbor rules was sent to the City Attorney two plus years ago. No response has yet been received. The matter is being looked into and the Board will keep the members advised.

Harbor Management: (Bruce Munro) The Harbor is a complex legal entity. It is owned by the City but is not a part of it. The funds are completely separate with no money given to the Harbor by the City and no money should be taken from the Harbor fund by the City. We are looking into this fund to see if it has been misused. The Board is also in the process of writing a legal letter to the City. Upon finalization, the letter will be shared with the members.

Rec & Park Presentations: Dr. Terry Schwartz, Supervisor of Citywide Services for Rec. & Park, introduced himself to the Association. As he is new to San Francisco, he needs to acquaint himself with the City, our Association and the Harbor problems. He looks forward to working with us and is impressed with the direction we are taking. Brad Gross gave an update on the budget of the Dept. of Boating & Waterways. A full text may be read in DBWSlacktide 3-18.

General Discussions: Bruce Stone queried the membership as to their desires regarding locked egress from some docks. Brad Gross will look into the expense of changing the locks and possible code violation in case of emergency. A discussion followed regarding Marina residences' conceptions of heights of any proposed seawall in outer West Harbor. These concerns need to be addressed as to acceptable and effective heights.

The next general membership meeting is 11 May 2006 at 1930 at the Golden Gate Yacht Club.

The meeting was adjourned at 2110.

Submitted by Grace Knight

SF MARINA HARBOR ASSOCIATION

Report to Membership on Harbor Safety and Deferred Maintenance Assessment

3/30/06 – Two Pages

Purpose: to ensure that we have a safe functional Marina now and in the years leading up to the planned renovations, the Directors of the Association have started a process to:

- **Evaluate the condition** of all Safety & deferred maintenance items in the Harbor
- **Work with Harbor staff** to review & coordinate repair lists, assist them where possible
- **Develop criteria** for identifying level of damage/deterioration that requires immediate repair.
Safety is the first priority
- **Obtain/develop design specifications** for all fixes
- **Determine the best approach** to each repair project to expedite the work
 - Harbor staff, RPD Maintenance Crews, or Outside Contractors when appropriate
 - help facilitate the process where we can
- **Monitor work progress** and follow up with Harbor staff on completion.

Scope of Problems Observed:

1. Gates and Ramps – Some ramps have broken structures - most need new closers so don't slam on user – steep angle and dangerous at low tide - should not need key to exit, both inconvenient and safety issue in case of fire, earthquake
2. Pilings – Some broken or substantially rotten
3. Docks and Fingers – Many broken frames, stringers and connections
4. Dock lighting - Gate 14 and other areas –safety issue
5. Electrical - Non-marine grade cords, improper plugs & connections, cords in the water.
6. Planks - Rotten, broken, loose, nails missing, nails protruding
7. Items blocking docks, for example, very large boarding steps on fingers
8. Water connection access hatches broken.
9. Tie rings/cleats broken or missing.
10. Dock edging and bumpers loose or missing

These observations are only a start, as we are compiling a detailed list of all items and locations.

Pile replacement conundrum:

- Scope of contract may trigger ADA requirements for accessible gates
 - may involve losing some slips
 - only partly applicable to new marina project
- doing repairs on a smaller scale may be preferred

Pile Repair Alternatives: if replacement is not feasible.

1. Wrapping pilings using specialized plastic, with concrete poured in to fill the void.
2. Sleeving rotten or broken pilings with plastic or steel pipes.

We are working on how many piles to list and which options to recommend.

Excessive costs - many dock sections and fingers have been replaced or repaired but at tremendous cost – average of \$400,000 per year over last 3 ½ years.

- Maintenance yard does all the work
- No outside contractors
- Harbor competes for labor with other projects in RPD; not enough carpenters are available
- Rec & Park charges 102% mark up on labor

The challenge is to make our Harbor safe and functional as quickly and economically as possible.

Stay tuned. We will update you on this effort as things progress.

Bill Palmer