



30 June 2024

Bahama Village Docks Private Access Ramps Workshop Minutes

Date: 29 June 2024

Location: Bahama Village Clubhouse and Zoom Meeting

Attendees: Waterfront Class A members.

Board Members Present:

Rolf Yngve, President

Dan Schreiber: Treasurer

Ed Robitaille: Dockmaster (Waterfront Class A Member)

John Foltz: Chairman, Waterfront Private Access Ramp Committee
(Waterfront Class A Member.)

Teri Bertorelli: Director, (Waterfront Class A Member)

Meeting Start

Call to Order: President Yngve called the meeting to order at 10 AM .

Attendance: 26 of 47 Waterfront Class A members were present in person or on Zoom, establishing a quorum.

Main Discussion Points

- 1, Provide Information on the BVD Board decisions and actions to replace the nine community access ramps.
2. Discuss the installation of Bahama Village Docks Private Access Ramps in front of waterfront homes to achieve waterfront members consensus on type and action.

President Yngve presented the established plans for the replacement of the nine community access ramps.

- Community Ramps serve all Class A Members.
 - They carry all utilities to the docks, water, electrical and fire response.
 - They provide code required emergency access.
 - They provide access for all work on the watercraft and docks.
 - They provide access for member's visitors and friends.
- Contract is let with [Bluewater Marine and Dock Specialties](#)
- Cost is \$79,700 which for nine ramps which includes all demolition, prep and installation of dock extensions where required.
- Standard, code compliant aluminum ramps with a composite ramp surface.
- Aluminum ramps with horizontal bars and 4-inch gaps for safety.



- The first example will be installed the week of 9 July 2024 and all are expected to be installed by the end of the summer season.

Discussion about the possibility of adding a wooden cap to the railings for aesthetics.

- Rolf Yngve and Ed Robitaille will install a test wood railing from IPA wood. (President's note to the minutes: Bluewater bid such an installation at nearly \$30,000 for nine ramps or about \$3,300 per ramp. The cost of materials and labor for a single ramp if BVD uses available labor will be less than \$1300 per ramp.)

John Foltz presented the Private Access Ramp Committee's Recommendations.

Committee's Assignment:

- Evaluate the need for replacement of private access ramps.
- Consider several factors: safety, appearance, cost, and consistency with community ramps.

Background Information:

- The current wooden ramps are around 50 years old and while they met safety standards when installed, they do not meet safety standards now in effect for new installations.
- Maintenance of wooden ramps is costly and challenging, especially with evolving environmental regulations.

Recommendations:

- Replace existing wooden ramps with aluminum ramps for longer life and lower maintenance.
 - Aluminum ramps are initially more expensive but offer significant long-term savings.
 - Near zero maintenance costs
 - No annual ramp maintenance fee
 - Unlike wooden ramps, they do not pose a future code violation risk.
- Ensure consistency in appearance with community access ramps to maintain property values.
- Schedule replacement over a 12-month period to allow flexibility for homeowners.

President Yngve, Treasurer Schreiber and Director Foltz led a Discussion of Cost and Financing:

- The BVD Board has obtained a commitment from Blue Water to honor the quoted price of \$8486 per ramp until 1 January 2025 provided enough ramps are ordered.
- Options for phased replacement and financial assistance for homeowners were discussed.
 - Homeowners who commit to purchasing a ramp before 1 August 2024 will have a new ramp installed this fall or late summer.
 - Homeowners who commit to purchasing a ramp before 1 January will have a ramp installed sometime in 2025, date is unknown.
- The BVD goal is to complete replacement of ramps by 1 July 2025.
- As always, the needs and desires of individual homeowners will be considered.



- Safety and risk of liability is a significant concern if old wooden ramps fail. As a result, BVD will have homeowners sign a Waiver of Risk and Liability if they choose to keep wooden ramps.

Within the meeting, a motion was presented from the floor to replace all the wooden ramps with standard aluminum ramps. The motion was seconded and passed by voice vote with no “Nays.” President Yngve declared the motion passed and directed its entry into the BVD Minutes.

Follow-up

President Yngve stated that by Monday, 1 July 2024, after consultation with the BVD Treasurer and the Bluewater Contractor about terms, he will send a letter to all waterfront members with details on how to commit before 1 August 2024 to ramp installation.

Yngve stated that as always, individual needs and desires will be considered and met if possible.

The meeting was adjourned at 11:46 AM.

Signed, Rolf Yngve
President, BVD