

PORT EDGAR MARINA, BERTH HOLDERS ASSOCIATION

Minute of Committee Meeting Held on Monday 11th May 2009 at Port Edgar

1. Attendance:- Frank Pullen (chairman), Peter McLelland, Brian Smellie, Douglas Auld, Murray Carmichael, Ken McLeod Pete Sykes and Doug Ross.
2. Apologies:- Colin Scott, John Laurie
3. Minute of 16th and agm on 23rd March These were accepted as a true record of the meetings and signed by the chairman.
4. Matters arising:-

Redevelopment plans. It has been reported that the Council's plans have been shelved for at least 5 years and the Marina managers are putting together a "plan B" for maintaining the marina for this period. Although the BHA has no official mandate in this process, it was agreed that we should submit a list of our priorities.

Protective netting has been installed on the gangways down to the pontoons as requested by the BHA

Position of fire extinguishers behind petrol fuelling area still not changed.

5. Chairman's report.

Frank reported on a meeting with Adam on 27th April (appendix A) Committee views were :-

Electricity supply:- Still no security for meter maids but marina is looking into possibilities. There is no mark up on the provider's tariff for users. Occasional users will not be charged provided they inform the marina office.

Barrier maintenance:- A new contract for repair has been agreed. Committee considered that, with the number of boats that had been damaged by the swell, the provision of an effective wave barrier was a top priority.

Berthing fees:- While the committee does not agree with the level of marina charges it suggested that for those wishing to pay an annual fee by instalments, the first payments should reflect the full cost of the summer pontoons and later payments could be discounted, to end up with a total payment equal to the annual fee. It was agreed that a small surcharge for direct debit payments was acceptable.

P.S. reported that the fees charged for dinghy licences were twice those of comparable sailing areas on the Forth. He also commented that application forms for BHA had been sent to Dinghy licence holders after they had paid their fees which made it unlikely that many would return to the office to pay a further £3.00. It was noted that most of the berth holders present had not received application forms for a car or pedestrian, out of hours, entry pass, nor had been notified of the barrier entry code for the pontoons. It was considered that the barriers did not add

anything to security and caused considerable inconvenience to users and their crews. It is hoped that they will be fixed open during busy periods.

Action Frank

6. RYA subscription

It was agreed to apply for RYA affiliation and pay the fees as soon as our account is in funds.

Action Colin

7. Treasurer.

Colin (*in absentia*) had reported that he had opened a bank account with R.B.ofS and had been promised a cheque from EL for £50.00 as website sponsorship and the £3.00 from 96 berth holders who had so far paid.

8. Communications.

e-mail:- Murray had so far received no emails from our website. Doug will send a test message.

Website:- Doug asked the committee to look at the content and send him suggestions for improvements 11th June.

Action All

There are currently six pages but more can be added.

It was suggested that there should be a "Chairman's Blog" which would regularly update the current issues and what we are trying to do about them.

A separate section for dinghies and powerboats written by their committee reps. could be included.

Notice boards:- We should advertise the website extensively on notice boards around the marina. It was agreed that committee member's names together with their boat name and berth number should be placed in the notices.

Action Murray

9. AOCB

- 1) There have been reports of people receiving injuries by falling through pontoon decking. It was agreed that pontoon maintenance should be a priority.
- 2) Dredging was still insufficient to prevent silting with a small island appearing in the east side. If sufficient depth could be obtained, further pontoons could be laid thereby increasing income to pay for these works.
- 3) All clubs and companies leasing buildings on the site are on a monthly let from the council. This provides them with no security for investment. With the postponement of the development it might be appropriate for CEC to extend these terms considerably.
- 4) We cannot use our contacts to offer professional advice to the marina on wave barrier and dredging systems without knowing the technical data available. We should contact Chris Tonks to request the results of the recent hydrographic survey and discuss the suggestions above.

Action Frank & Murray

- 5) Priority list. All suggestions for this should be sent to Frank for discussion at the next meeting.

10. Date of next meeting

This will be on Monday 22nd June 2009

Appendix

REPORT OF MEETING WITH MANAGEMENT 27 April 2009 From Frank Pullen, Chairman, BHA

Following a letter from Gordon Cameron (Rexana) and John Laurie's email I met with Adam Cruttenden on 27 April to discuss the misgivings. There were three main topics: Electricity supply, Barrier maintenance, and payment of fees that affect all berth holders.

Electricity Supply. The chestnuts of security of meters (and deposits), supply and charges were raised. Following discussion it was agreed that a means of padlocking boat supply cable to the meter would be investigated and applied. Once found, the marina will install the required plugs and will carry out a PAT safety test, free of charge initially. Boat owners must take reasonable steps to ensure that meters are not lost or damaged but incidents beyond owners' control will not necessarily mean loss of deposit. Each incident will be considered by marina management. Lastly electricity charges will be the same as that charged by Scottish Power. Users will be notified of that charge and of any changes. An update will be sent to berth holders in the near future.

Barrier Maintenance. The maintenance of the barrier has not been completed this winter as the quoted charges were too high to be allowed. £10000 was budgeted and the quotation was for £34000. However, it is estimated that the task will be started towards the end of May with a team that will charge less for the same task.

Payment of Fees. There seems to be some discrepancy over charges and stage payments and short term charges that annoy most resident berth holders. This has arisen over abuse of the system by a few owners in the recent past that has necessitated changes to ensure that charges are fair and equitable. For instance owners have opted for the two charge method for a year's berth that means the winter and more expensive summer months charges are spread over the year and left after the summer. Thus leaving after a reduced summer charge and in refusing to pay for the remaining six months enjoyed a reduced bill and leaving the marina "out of pocket" and unfair to other marina users who pay the full amount. It is appreciated that there may be other apparent discrepancies. The Berth Holders Association is invited to propose a tariff and charging method that is fair and equitable and does not prejudice marina income.