

Charter of the Boat Dock Committee

1.0 PURPOSE: This charter establishes the Boat Dock Committee to address one of the projects approved by the POA membership for a feasibility study. This committee will work closely with property owners and POA board members to address the critical issues associated with the construction of a boat dock at the CCS park for the use of all property owners.

2.0 BACKGROUND: This committee is established at the direction of the CCS board to support the CCS community development planning process. Some of these factors to consider in assessing feasibility of a boat dock include design, cost, potential POA liabilities and suitability of location.

3.0 APPLICABILITY AND SCOPE: The committee supports the CCS board objectives and the CCS community development vision. The committee will analyze and define the essential elements associated with the construction and operation of the CCS boat dock. As part of this process it will:

- 3.1** Identify requirements for the boat dock (explicit purpose of the dock).
- 3.2** Design --- what is best for stated purpose of dock.
- 3.3** Location of dock with respect to the existing ramp.
- 3.4** User safety – maybe design features such as lights, rails, etc.
- 3.5** Rules for use by property owners – to include personal safety.
- 3.6** POA liability associated with the dock (the risks).
- 3.7** Costs ---- for initial construction and expected follow-on maintenance.
- 3.8** If the project is feasibility, recommend an action plan to execute the project.
- 3.9** Act in an advisory capacity to the CCS board for implementing the action plan.
- 4.0** Other factors to consider as determined by the committee.

4.0 RESPONSIBILITIES: The committee will:

- 4.1** Coordinate activities, recommendations, and actions with CCS POA corporate board to ensure consolidation and synergy of efforts.
- 4.2** Request assistance from the board as needed.

- 4.3 Report to the CCS board periodically on progress (most likely as an agenda item at a regular board meeting).
- 4.4 Upon completion of the review, provide a set of specific recommendations regarding construction of the boat dock.

5.0 MEMBERSHIP AND CHAIRPERSON RESPONSIBILITIES:

- 5.1 Initial committee membership as determined by volunteers at the April 2007 annual meeting are:
 - Jim Smith Chairman
 - Mark Flessner Member
- 5.2 The Committee Chairperson will:
 - 5.2.1 Appoints additional committee members as needed.
 - 5.2.2 Convene committee meetings.
 - 5.2.3 Approve the meeting agenda and minutes
 - 5.2.4 Brief members of the CCS POA Board and property owners as appropriate.
- 5.3 Members will perform assigned tasks and attend meetings as appropriate.

6.0 MEETINGS: The committee will meet as needed in person or virtually.

7.0 EFFECTIVE DATE AND IMPLEMENTATION: This charter is effective upon approval. This charter will be reviewed at least quarterly by the CCS POA board for currency.

/S/

Hessie Brawley
Chairman, CCS POA Corporate Board

Date: 4 Aug 07