

July 2016

Harbor Committee Membership and Scope of Responsibilities

Members:

- Russ Jordan – Board liaison
- Ken Ladwig (chair)
- Greg Gostomski
- Lee Hollenbeck
- Gary Krieser

General Purpose of Support Committees – The support committees have two fundamental roles in management of the Nagawicka Shores Condominium Association.

1. Owner involvement and awareness of the issues, opportunities, and risks inherent in their ownership.
2. The ability to leverage the skills and capabilities of the Board of Directors with those of the Owners, resulting in lower costs of management, and enhancement of the benefit of ownership.

Committee structure (how do they work)?

- Each committee is made up of one board member and 2-4 unit owners. The general purpose of each committee described below shall be as follows
 - On a regular basis as defined for the particular area of responsibility, to evaluate the condition of the defined area of responsibility and make prioritized recommendations for work to maintain or improve the area.
 - At the request of the Board of Directors, to study and research issues and opportunities having a potential significant positive or negative impact upon the Condominium Association including but not limited to its financial health, physical condition, or common element features enhancing ownership enjoyment and value, and as approved by the Board, to develop concepts and plans for executing such projects.
 - To oversee and evaluate the performance of the work of contractors engaged by the Association to maintain or improve the property and facilities
- The committees shall make recommendations to the Board of Directors through the Board member leading the committee, which shall be solely responsible for making the decision to proceed or not on each proposal.

Scope of Responsibility for Grounds Committee– the Harbor committee is responsible for periodically evaluating and managing the condition of and maintenance requirements of the Nagawicka Shores harbors, docks and piers.

The scope of the committee’s responsibilities shall include the following

- Maintenance of harbors allowing owners access to their slip.
 - Includes periodic dredging activities
 - Pier maintenance
 - Maintenance of pier-side electrical systems
 - Control of slip assignments
 - Management of kayak and canoe storage racks
 - Maintenance of pier-side water safety equipment
 - At the direction of the Board of Directors, other work as might be identified.
- Their input would be used to develop projections of the work, and the cost of that work, necessary to properly maintain the facility.