

Boat Basin Coordinator Charter

The Boat Basin Coordinator's major responsibility is to act as a liaison between the owners of the units with rights to the 14 slips and docks located on the boat basin and the Board of Directors. Additionally, it is the role of the coordinator to:

- **Communicate the rules and regulations (attached) concerning the use of the boat basin and docks, and bring to the attention of the Board of Directors any issues concerning these rules. The coordinator as *ex officio* Dockmaster will need to be knowledgeable about the legal statute of the docks as limited common property (legal opinion below) and the rules regarding boats using or renting slips in the basin.**
 - Florida Statute 719.103 (19): "Limited common areas" means those common areas which are reserved for the use of a certain cooperative unit or units to the exclusion of other units, as specified in the cooperative documents.
- **Unit owners will submit a Maintenance Work Order to the Boat Basin Coordinator if alterations to the limited common areas are desired. Boat Basin Coordinator will review such requests and approve if alterations are consistent with Appendix IV – Dock Usage Rules, Bella Costa Rules & Regulations and submit the approved Work Order to the Board for filing in the unit owner's records. If not consistent with Appendix IV, Boat Basin Coordinator will bring the request to the Board of Directors for review and disposition.**
- **Be aware of any conditions or maintenance requirements associated with the docks, seawall and surrounding area and bring them to the attention of the Board of Directors.**
- **Assure any activities either on the docked boats, or the dock surfaces and seawall are conducted in a safe manner. Report any issues to the Board of Directors**

Please note, that until the Bella Costa Rules & Regulations are updated that the "Boat Basin Coordinator" and "Boat Basin Committee" are synonymous.

03/08/2022

BELLA COSTA CONDOMINIUM ASSOCIATION, INC.

BOAT BASIN COMMITTEE

PERMISSION TO USE DOCKING FACILITIES

INSTRUCTIONS:

1. You may not grant boat docking privileges to a Bella Costa non-property owner except under narrow circumstances. Please see "APPENDIX IV – Dock Usage Rules" of the Bella Costa Rules and Regulations for a more complete explanation.
2. The grantee of the privileges and the boat owner's name must be one and the same.
3. In addition to beam (width) restrictions, boat length cannot exceed 30 feet.
4. Complete this form and deliver to the Bella Costa Clubhouse mail box.

I (we) _____ the owners of Unit # _____ at address
_____ do hereby request that _____

be granted the right to moor his/her boat in my assigned and approved boat slip area. My permission does not imply that I have reviewed boat ownership, registration, or insurance, which are required to be supplied with this form. I have supplied the user of my space with a copy of the Bella Costa Rules and Regulations, APPENDIX IV.

Unit owner(s) signature _____

Slip/boat owner signature _____

Dates of usage (from/to) _____

Insurance Company and Policy # _____

Boat registration # and expiration date _____

Today's Date _____

Recorded by Bella Costa Board Member:

Boat Basin Coordinator:

Appendix IV – Dock Usage Rules

Under the Declaration of Condominium for Bella Costa Condominium II, the first floor unit owners in Buildings D and G have the responsibility for the use and maintenance of the boat basin docks corresponding to their respective units. Under the Declaration of Condominium for Bella Costa Condominium I, use of the dock to the north of Building B shall be limited to the owner of Unit 312, and expense and maintenance of the docks shall be the responsibility of the owner of Unit 312. These rules and regulations govern the mooring practices at all docks

1. Dock usage is supervised by a Boat Basin Committee named by the Board of Directors. The Chairman of the Boat Basin Committee is ex officio Dockmaster. The authority given the Board of Directors under the Declaration of Condominium to enter a unit to insure compliance with all rules and regulations is extended, under this document, to inspection of boats to assure compliance with all safety regulations and these Dock Usage Rules.

2. Only powerboats and sailboats are permitted at any Bella Costa docks. No canoes, kayaks, or any other types of personal watercraft are allowed. All boats must have on file with the Secretary, Bella Costa Board of Directors, both proof of ownership, in the form of a copy of the boat registration, and proof of liability insurance in the form of a copy of the insurance policy declaration page or a certificate of insurance. It is the boat owner's responsibility to make sure the information on file, regarding proof of liability insurance and ownership, is current.

3. Provided that no boat shall be moored to the detriment of other moorings, boats may have a maximum length overall (LOA) appropriate to, but no greater than, the length of the assigned slip (approximately 30 feet), unless written approval to extend beyond the assigned slip is obtained and placed on file with the Secretary, Bella Costa Board of Directors, from the adjacent unit owner and the Boat Basin Committee.

4. Maximum beam (width) of boat must be no greater than 10 feet. Beam restrictions do not apply to the dock assigned to Unit 312.

5. It is prohibited to store anything on the docks or make any alterations, or additions such as davits and boat lifts. Rafting up of boats is prohibited unless permission is obtained from the Board. One cleat (maximum 8"), one dock edge C-shaped bumper, one removable boat fender and one "Come on Board" handle is permitted per piling (remove handle if not using). No other permanent equipment or attachments are permitted without Board approval.

6. Recreational swimming in the boat basin is prohibited.

7. Boat owners should be considerate of the occupants of adjacent units, carefully observing all safety procedures and minimizing noise and exhaust fumes. Boats must be securely tied up and dinghies should be secured to the boat. Owners shall not leave boats unsupervised. Boat owners who are away for an extended period of time must make arrangements for care of the boat and advise the Boat Basin Committee in writing of the name of the person in charge while they are absent.

8. To avoid a safety hazard from having outside persons traveling through Bella Costa to reach the docks, the use of a slip by a non-Bella Costa resident is prohibited except for houseguests of Bella Costa residents, and then only for a total of 14 days mooring per year. A unit owner may permit the use of his or her slip by another Bella Costa resident. A form available from the Dock master must be completed and filed with the Secretary, Bella Costa Board of Directors. Agreements for mooring of houseguests' boats and for long term arrangements between residents require approval in writing by the Boat Basin committee