

Future Sunset Point Community Boat Dock Owners:

I am providing you with an update on the progress of the community boat dock, and requesting that you confirm your commitment to becoming a member of the Sunset Point Community dock.

Don Hortman, Rich Hoffman and myself met with Heather Hopkins (Land Use Specialist, Brookfield Renewable Partners) on June 27, 2019 to discuss the process for obtaining approval for a community dock. Several initial permits are required with the lake office. The first two permitting applications have already submitted to Brookfield Renewable Partners. An additional permit application outlining the number of slips is also required in the initial phase. This permit application requires that the number of boat slips to be built be specified. Presently we have 13 slips (see attached "Boat Slips (1)" spreadsheet) accounted for by interested home owners. The permit is prepared for the exact number of slips to be built at the time of permitting. Prior to submitting this permit application, I will need a written (email) and economic commitment from each potential owner. Also, prior to submitting the application, a deposit of \$2500.00 will need to be submitted to the treasurer upon a date to be determined. If individuals decide they are no longer interested, then the costs will be reevaluated, and the remaining individuals will have to decide if they are going to proceed. The present estimate of costs includes the following:

Dock costs (see attached "Community Dock Costs" spreadsheet).

The rough estimate is \$7000.00 one-time start-up cost, and \$300/year ongoing costs.

- 1) The estimate for the dock lot improvements was from a contractor frequently used by Sunset Point. It is based on a discussion of ground leveling for golf cart or quad parking, path, steps, etc.
- 2) The costs for building the dock, and the annual install/removal are from Seeleys.
- 3) The insurance estimate is from the insurance company.

To date, no money has been spent on the community dock. Once the remaining permit application is submitted, Sunset Point will be billed for \$300.00. Engineering then can proceed, with the design package then going to various government agencies for review. So far, there is no indication that the community dock will not be approved. However, if approval is not received, then any funds remaining will be re-distributed to the participating dock owners.

Considering a present rental of \$1000/year for a slip, it is approximately a 10 year payback. Keep in mind that if you sell your house, it will increase the value of your house.

Please keep in mind there are still unanswered questions - e.g., bylaw changes, deeded boat slip to the property owner, etc. We are currently approaching the dock ownership as individual deeded slips to those community members participating in the initial start-up build. I sent an email to our attorney regarding the issue of dock ownership (e.g., deeded slips); I'll let you know his answer when he replies.

To be clear, we are at a point in the process where commitment given the expected cost is required. We are not allowed to request a number of dock slips and then build less. We are required to build the number of slips requested on the permit.

Having provided the expected cost range, please respond to this email by August 12, 2019.