

*BAHAMA VILLAGE DOCKS, INC.  
PO BOX 181168  
CORONADO, CA 92178-1168  
bahamadocks@aol.com*

December 29, 2021

Dear Class "A" Members,

The purpose of this letter is to provide you an update of activities underway to refurbish our dock systems.

As you know, the physical plant of our docks now shows the result of nearly fifty years of use and exposure to the elements. For most of this period, your volunteer Board of Directors has been able to maintain serviceable docks through repair and like-kind replacement efforts, both volunteer and hired. However, it is now clear that a more substantial replacement effort will be required to ensure the continued safe and effective use of our docks for the next fifty years and the associated contribution to our property values in Bahama Village.

The board will present the plan to refurbish our docks with associated costs and a proposed means to meet the financial demands as soon as it is solidified, but no later than the May 2022 annual meeting. However, we can provide answers to many questions you may have:

**What needs to be done?**

While our assessment is not yet complete and is still contingent upon competent engineering oversight, our current understanding of the scope includes:

- Replacement or removal of all pilings. The initial engineering assessment is that we can reduce the number of pilings which will reduce the cost without sacrificing structural integrity.
- Replacement of almost all the walkway and most of the fingers on the north-facing side of the docks.
- Replacement of between 8 and 13 fingers and between 40 to 100 feet of the walkway on the east side.
- Replacement of the entire electrical and water systems including new electrical and water supply pedestals.

**How much will it cost?**

The board of directors is in the process of examining bids from reputable firms. The initial information we have received indicates that the cost for the entire project will approach \$3 million.

**How will we pay for it?**

We have not yet completed financial planning for this project. However, we anticipate raising the money through a combination of assessment, increase in dockage fees, and lender provided financing. Since inception, Bahama Village Docks Inc. has maintained a policy of the lowest cost dockage fees possible. This sacrificed the creation of funds earmarked for replacement, a "sinking fund." As such, the financing of replacement for our docks and establishment of a reserve fund are immediate needs that must be created from a standing start.

**Can the Bahama Village Docks Inc. obtain a loan to do this work?**

Yes, we believe so. Unlike other entities in the Cays, our docks are not on leased property. All our docks abut on Coronado City Street property and are deeded to BVD Inc. While we have few cash assets, we have no debt and our status as a 501-7C corporation allows us to obtain financing in the same manner as a golf club or yacht club.

**Will my monthly dockage fees increase?**

Yes. The fees, which have not been raised enough over the years to support a sinking fund, will still be substantially less than any other dockage in California. We do not have an exact figure, but rest assured we shall keep the slip fees as low as possible to support the immediate work and future maintenance. For comparison, a list of San Diego Bay slip fees as they were two years ago is attached to this letter. We believe our fees will be less than one half the least expensive slip on this list.

**Will there be an additional assessment?**

In our initial planning for raising the funds for this project, we are focused on providing each shareholder a variety of options to support the work. We may have to assess shareholders additionally to provide the circumstances that will allow us to obtain a loan, but we will not know if this is required until we have completed our plans for financing the project.

**Will we have to allow boats from outside the Bahama Village to rent our slips?**

While such a plan may raise more revenue, our bylaws specifically prohibit use of the BVD Inc slips by anyone other than the homeowners or occupants of Bahama Village.

**When will the work begin?**

We are well into the planning stages. However, the start date for major work is unknown. It is likely that it will not begin until 2023 due to the lead time required to obtain financing, materials, and the permits for construction.

Such work on our docks requires a complex set of permits from the Coronado Cays Homeowners Association, the City of Coronado, and a handful of county and U.S government agencies. This last year, BVD Inc. expended over \$45,000.00 to procure a consulting service who produced the sea grass, bathymetric and taxonomic surveys required obtain these permits which now allow us to obtain the bids and determine the scope of work required. Construction firms need lead time to design and build the

components. And finally, our organization needs time to establish the financial support for the project.

**When will the work end?**

We do not have an accurate assessment of a project start or completion date. The timing of the work is contingent upon delays from permitting, cooperation by the Coronado Cays Homeowners Association and availability of both materials and labor. However, it seems reasonable to expect the work to be complete by the end of 2023. As for disruption, based upon observation of other construction projects in the Cays, we do not expect our docks to experience any significant disruption in operations.

**Where will I park my boats during the construction?**

While the details will not be fully worked out until we accept a bid, the construction will be phased to allow us to temporarily move our boats around within our own dock system. We do not anticipate having to displace any of our boats to any other marina during the work. In addition, the design of the electrical supply to our docks will allow us to support continued service to all our boats during construction.

**Will our marina be different?**

The design will remain the same. However, it will be newer, safer, more ecologically compliant, and built to preserve and provide us both the added property value and enjoyment of the last fifty years into the next fifty years.

We are facing some difficult decisions in the coming months to meet the challenges presented by the dock's age and condition. Please direct any observations, comments or questions to [bahamadocks@aol.com](mailto:bahamadocks@aol.com) with "Attn Secretary" in the subject line. As always, we deeply appreciate your support as we work our way toward another fifty years of a marina owned by the Bahama Village Docks shareholders and operated for our benefit, enjoyment, and the substantial value our docks add to our individual properties in Bahama Village.

FROM THE BVD BOARD

## San Diego Slip Fees as of June 2019

Marina	24 Ft. Slip	30 Ft. Slip	35 Ft. Slip	40 Ft. Slip	45 Ft. Slip	52 Ft. Slip	End Tie
Chula Vista Marina	\$360-\$384	\$494	\$609	\$773	\$893	\$1,059	\$24.15 LF
California Yacht Marina	\$343	\$444	\$560	\$680	\$788	\$936	\$22 LF
Pier 32	\$526	\$564	\$716	\$818	\$964	\$1,143	\$27.25 LF
Cabrillo Isle	N/A	\$600 Db1	\$650-\$750	\$855	\$1000	\$1,326-\$1,402	\$34 LF
Harbor Island West	\$431	\$540	\$639	\$796	\$945	\$1,014	\$24 LF
Marina Cortez	\$408 Db1	\$525	\$630	\$760	\$855	\$1,040	\$25 LF
Sunroad Marina	N/A	\$650	\$805	\$1,023	\$1,312	\$1,766	\$33-\$35 LF
Half Moon Anchorage/Hotel	\$384	\$540	\$682	\$800	\$900	\$1,040	\$23.50 LF
Bay Club Marina/Hotel	N/A	\$563	\$597	NA	\$1,035	\$1,196	\$21.50 LF
Shelter Island Marina/Hotel	N/A	\$610	\$855	\$890	\$1,025	\$1,200	\$27.25 LF
Sun Harbor Marina	N/A	\$622	\$727	\$830	\$934	\$1,261	RATE + \$1 LF
Shelter Cove	N/A	\$600	\$735	\$920	\$1,150	\$1,566	RATE +\$2 LF
Kona Kai	N/A	\$735	\$858	\$1,020	\$1,148	\$1,521	RATE + \$5 LF
San Diego Marriott	N/A	\$677	\$789	\$902	\$1,056	\$1,255	\$28.89 LF
Glorietta Bay Marina	\$377	\$554	\$685	\$782	\$861	\$1,130	\$27.73 LF
Loews Marina	\$348	\$570	\$683	\$920	\$1,035	\$1,196	\$19.24 LF
Dana Landing	\$332	\$390	\$532	\$551	\$660	\$850	\$17.14 LF
Sea World Marina	\$324	\$405	\$473	\$540	\$608	\$702	N/A
Marina Village	\$305	\$398	\$513	\$654	\$749	\$910	\$17.50 LF
Driscoll's Mission Bay	\$408	\$510	\$595	\$680	\$765	\$884	\$25 LF
Pt. Loma Marina	N/A	N/A	\$983	\$1,092	\$1,229	N/A	\$39-\$47 LF
Intrepid Landing	N/A	N/A	\$702 Db1	N/A	\$1,032 Db1	N/A	\$26.50 LF