



Bahama Village Docks (BVD) Board Meeting Minutes

Date: October 22, 2025

Time: 5:30 PM

Location: Zoom Meeting Online & By Phone

1. Call to Order 5:30 p.m.

2. Board Members Present via Zoom:

Tim Fuller, President

Dan Schreiber, CFO Treasurer

Ed Robitaille, Director/Dockmaster

Eileen Magaraci, Director/Secretary

John Foltz, Director

Steve Gormican, Director

Absent: Teresa Bertorelli, Vice President

Also Present: Joan Kelly, Admin., Recording Minutes

3. Approval of Previous Meeting Minutes: August 11, 2025, Minutes.

Motion made by CFO Dan Schreiber to approve August 11, 2025, Minutes

Second by Steve Gormican, Director.

Approved unanimously.

Discussion of HOA and City Issues:

- The HOA's concerns about bow-in/bow-out positioning have been resolved by turning boats around in front of common area seawalls
- The board is preparing for an upcoming meeting with the city manager (Tina) regarding waterway encroachment issues
- Documentation was found confirming the 5-foot and 7-foot overhang allowances in the Coronado K zoning regulations

4. Old Business

- **Ramps, Tim Fuller, President** reported that two additional ramps have been replaced, with only two remaining on the east side, Brough and St. John's.
 - Concerns about the condition of the remaining wooden ramps (particularly St. John's) which are deteriorating.
 - **Action: Steve Gormican, Director** will speak with St. John about replacing their ramp while pricing remains the same.
 - Bluewater's pricing for ramp replacement is expected to increase after the New Year



- **Financial Update, Dan Schreiber, CFO Report:**

- * BVD is financially sound.
- * Previous debt pay-down with excess cash has been completed.
- * Dan will prepare budget recommendations for next year, including potential rate adjustments for the next Board meeting.
- * The Board expects to be able to lower rates for members in the coming year.
- * The storage unit costs \$3,600/year and contains dock materials and equipment. Discussed removing the furniture from the old office and the possibility of the need for a larger storage unit.

- **Dockmaster Update, Dockmaster Ed Robitaille:**

- * Safety ladder installation project will be completed on October 23, 2025.
- * Discuss the possibility of doing something special for the Annual Meeting in May 2026, in lieu of Docks Grand Opening Party that didn't happen.

5. New Business,

- **Tim Fuller, President,** Proposed Guest Slip Use, BVD Member Manual, Slip Assignment, Page 8, Section d. Guest Slip Rental. See attached.

- BVD Guest Slip Use Application and Agreement. See attached.
- BVD Docks Fee Schedule. See attached.
- Discussion to change the proposed Guest Slip Fees from per foot to a flat rate based on the size of the slip:

- * **Slip #63, #64: \$1,925/mo.**

Slip dimensions 50' L x 28' W. Vessel extension over headwalk is prohibited, and a 5' overhang limit into the east side waterway. Includes 50A electrical service.

- * **Slip #65: \$1,386/mo.**

Slip dimensions 35' L x 14' W. Vessel extension over headwalk is prohibited, and a 7' overhang limit into the north side waterway. Includes 30A electrical service

* Add amendment to the Bylaws, *Sixth Amendment to propose to the membership at the Annual Meeting in May of 2026:*

Remove the period at the end of the first sentence of the second paragraph of paragraph 3.01 Purposes add the following words to read:

or, upon the Board's prior approval, for the additional, but temporary benefit of a homeowner or full-time resident of Coronado Cays."



Motion made by Tim Fuller to approve the Proposed Guest Slip Rental, with the adjusted pricing, and to adopt the changes to the Regulations and Rules. Also, to make adjustment to the Bylaws, Sixth Amendment.

Second by Steve Gormican

Approved unanimously

- **Tim Fuller, President** proposed amendments to the General Dock Regulations, BVD Member Manual, General Dock Regulations, Page 14, Section 1. Dock Equipment & Section 6. Safety Ladders.
- Discussed the possibility of reducing the monthly slip fee for Slip #1 which is narrow, up against the seawall and difficult to maneuver into. Prior to the increase in slip fees (After the new docks were installed.) Slip #1 was billed at \$66/month.

Motion made by CFO Dan Schreiber to approve reducing Slip #1's fee to \$80/month due to its difficult access and limited usability.

Second by Steve Gormican

Approved unanimously

- **6. Schedule Next Board Meeting TBD**
- **7. Adjournment.**

Motion made by Tim Fuller to adjourn at 6:45 p.m.

Second by Dan Schreiber

Approved unanimously

Submitted by,

Tim Fuller, BVDI President



2) Categories of Slip Assignment are Assigned Slip, Reserved Slip, or Temporary Assigned Slip.

- a) **Assigned Slip:** An Assigned Slip is attached to the Class A Membership when a slip use agreement is in effect and the user is paying a slip use fee. An Assigned Slip attached to a Class A Membership may not be reassigned to any other homeowner as long as the slip fees are paid and home ownership in Bahama Village is maintained. An Assigned Slip does not have to be occupied by a vessel in order to remain assigned to the Membership as long as the slip use fee is paid.
- b) **Reserved Slip:** The Board maintains a reservation system noting the slip number preference of Class A Members who do not have a current slip use agreement in effect. These members will have the first right of refusal for reserved slips before assignment to others.
 - i) **Reservation Challenge:** If a Class A Member wishes to attain Assigned Slip status for use a slip already reserved by another Class A Member, they may challenge the reservation into Assigned Slip status under their membership by submitting a written request for a minimum of two years slip assignment and prepay twelve (12) months of assessments. The Class A Member holding the reservation is then given thirty (30) days to negate the challenge by committing to payment of the applicable slip use fee.
- c) **Temporary Assigned Slips** are:
 - i) Slips used by Class B and C members and Guests
 - ii) Slips used by Class A members who wish to temporarily occupy another Class A member's reserved but unused slip.
 - iii) These Temporary Assigned Slips must be vacated within 30 days upon notice from the President, Vice President, or Dockmaster acting for the Board of Directors.
- d) **Guest Slip Rental (Approved by BVD BOD on _____):** BVD maintains two Guest Slips, the purpose of which to generate supplemental revenue for the benefit of BVD members.
 - i) Month to Month offering to Coronado Cays homeowners or full-time rental residents in good standing with the CCHOA, as approved by the BVD Board of Directors.
 - ii) 30-day probationary period with a rental period not to exceed 12 months without BVD Board of Directors approval.
 - iii) Live aboard, overnight use and clubhouse parking are prohibited.
 - iv) Must be compliant with BVD Guest Slip Use Agreement.



BVD GUEST SLIP USE APPLICATION AND AGREEMENT **Effective (XX-XX-XXXX)**

This Agreement is made between Bahama Village Docks, Inc. ("BVD") and the undersigned, Guest Slip User ("User"), as follows:

1. Grant of Guest Slip Use

BVD hereby provides for use of the designated boat slip to the identified below. The User is subject to the terms and conditions herein, as well as the BVD Rules and Regulations ("Rules"), and all other policies duly adopted and amended from time to time.

2. Guest Slip General Terms of Use:

- * Applicants must be Coronado Cays property owners, or full-time rental residents in good standing with the CCHOA.
- * Applicants are offered Month-to-month slip use as approved by the majority of the BVD Board.
- * Provide documentation as required in Section 4, 5 & 6 herein.
- * Initial (30) day probationary period. If successful, the slip use may extend up to 12 months from the effective date. Any further extensions will require the majority approval of the BVD Board.
- * Live aboard, overnight stays, and dock parties are prohibited.
- * CCHOA clubhouse parking and restroom use is prohibited.
- * The Slip is provided for the storage of the User's vessel in compliance with the BVD Rules.
- * The Slip is accepted "As Is", and use is at the sole risk of the User.
- * Unauthorized subleasing, transfer, or assignment of the Slip is strictly prohibited.
- * BVD Dockmaster verification of vessel seaworthiness, overhang and appearance.

3. Slip Use Fees

- * Slip use fees shall be determined by the BVD Board and are subject to change with (30) days' notice. The current rate is as indicated below.
- * A one-time administrative fee of \$150 applies to all Guest Slip Users payable upon use approval by the BVD Board.
- * All fees must be paid in full on the first day of each month. A late fee of 10% is due and payable for fees received after the 10th day of the month.



* **Slip Use Rates (including electricity and water):**

1. **Slip #63/64 (50' x 28'): \$35/ft, max 5' overhang into east fairway, equipped with 50A electrical service.**
2. **Slip #65 (35' x 14'): \$33/ft, max 7' overhang into north fairway, equipped with 30A electrical service.**

4. Insurance and Indemnity

- * All Users shall maintain marine vessel insurance with minimum liability limits of \$500,000, and name Bahama Village Docks, Inc. as "Additional Insured". A Certificate of Insurance must be provided to BVD prior to Slip use.
- * Users agree to indemnify and hold harmless BVD and its members, directors, officers, and agents from any claims, demands, or liabilities arising out of their use of the Slip or related facilities.

5. Documentation Requirements

- * The User must provide BVD the following prior to Slip use:
 1. Proof of residency in the Coronado Cays (e.g., utility bill, lease agreement, escrow confirmation of purchase, etc.).
 2. Current vessel State registration or USCG documentation.

6. Default and Remedies

- * Failure to comply with the Rules, payment of slip use fees, or provide required documentation shall constitute default. Users will be given thirty (30) days' written notice to cure any default.
- * If the default is not cured within the notice period, BVD may terminate this Agreement, repossess the Slip, and enforce a lien on any vessel or property in accordance with California law.
- * BVD reserves all rights and remedies available under the law, including but not limited to sale of the User's vessel or property to satisfy unpaid obligations.

7. Governing Law and Dispute Resolution

- * This Agreement shall be governed by the laws of the State of California.
- * In the event of a dispute, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

8. Miscellaneous Provisions

- * This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements.
- * Any invalid provision of this Agreement shall not affect the remaining provisions, which shall remain in full force and effect.

Bahama Village Docks, Inc.
P.O. Box 181168
Coronado, CA 92178



www.bahamavillagedocks.com
BahamaDocks@aol.com
619-423-4657

Guest Slip User Information:

Name: _____

Address in the Coronado Cays: _____

Phone: _____

Email: _____

Billing address

Street _____

City _____ State _____ Zip Code _____

Slip Information:

Requested Slip: Number: #63/64 _____

Slip Number #65 _____

Requested Start Date: _____

Boat Information:

Boat Name: _____

Boat Registration/Doc Number: _____

Manufacturer _____ Model _____

Length Overall (LOA): _____ FT Beam: _____ FT

Draft: _____ Type: ☐ Fueled Motor ☐ Electric Motor ☐ Sailboat

Signature:

By signing below, the User acknowledges that they have read, understood, and agree to abide by the terms of the BVD Regulations and Rules and this Agreement.

User Signature: _____ Date: _____

Bahama Village Docks, Inc.
P.O. Box 181168
Coronado, CA 92178



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619-423-4657

FOR OFFICE USE ONLY

- **Slip Assigned:** _____
- **User Fee:** _____
- **Start Date:** _____
- **End Date:** _____

DOCKMASTER NOTES: _____

DOCKMASTER INSPECTION AND APPROVAL DATE: _____

BVD BOARD REPRESENTATIVE:

Name: _____ **Date:** _____

Signature: _____



Bahama Village Docks Fee Schedule

Effective January 1, 2025

Approved by the Bahama Village Board of Directors 16 October 2024

1. SLIP USE FEES: Slip use fees will be assigned on the basis of:

- Available moorage in each slip,
- The vessel owner's membership status,
- The Dockmaster's determination of a vessel as encroaching upon another slip as discussed in Paragraph 3 below.

2. GENERAL ENFORCEMENT

Mooring of members' multiple vessels and/or watercraft including floats, dinghies, and boats will be reviewed monthly to ensure that appropriate slip payments are made in accordance with the above policies. The criteria will be that **if a member uses a vacant slip to moor a vessel or other watercraft on a regular basis, the member will be charged for that slip use** and be required to adhere to the priority reservation rights of other Class A members.

	Class A Members			Class B&C Members		
Slip Number	Slip Fee	Encroachment Surcharge	30 Days Late Fee	Slip Fee	Encroachment Surcharge	30 Days Late Fee
East Side-tie slips: 1-13,15-32, 34-47,49-60	\$189	\$94.50	\$20	\$754	\$377	\$80
East double-tie slips 14, 33, 48, 61	\$226	N/A	\$25	\$905	N/A	\$100
North Side-tie slips 66-73,75-84,86-93,95-102,104-112	\$273	\$136.50	\$30	\$1092	\$546	\$120
Double-tie slips 65,74,85,94,103	\$328	N/A	\$35	\$1310	N/A	\$140

Guest Slips 63/64: \$35/ft including overhangs - 10% per Month Late Fee if not paid by the 10th of each month

Guest Slip 65: \$33/ft including overhangs - 10% per Month Late Fee if not paid by the 10th of each month

ENCROACHMENT SURCHARGE:

A. Encroachment on Adjacent Slips

When the Dockmaster determines that a vessel as moored encroaches into the adjacent slip more than 50% over the width of its assigned slip, that vessel may be assessed an



Encroachment Surcharge calculated at 50% of the slip fee as listed in the table above.
The following scenarios apply:

Scenario A: Adjacent Slip is Empty and Not Reserved

The vessel will be subject to the Encroachment Surcharge.

- **Scenario B: Adjacent Slip is Empty and Reserved.**

The vessel will be subject to the Encroachment Surcharge.

- **Scenario C: Adjacent Slip is Assigned/Paid for by the Same Class A Member**

No Encroachment Surcharge will be levied.

B. Double Tie Slips

Double tie slips 14, 33, 48, 61, 65, 74, 85, 94, 103 are not subject to the Encroachment Surcharge.

C. Oversized Boat Lifts

If a boat lift, when fully deployed to launch or accept a vessel or watercraft, encroaches more than 50% over the width of its assigned slip, the vessel or watercraft shall be assessed an Encroachment Surcharge.

3. FEES FOR FLOATS, RACKS AND JET SKI RACKS

A. Floats

Floats for small craft or dinghies, kayaks, etc. occupying a slip will pay the appropriate monthly slip rate. Floats for small craft or dinghies, kayaks, etc. located between the head-walk and bulkhead pay a monthly rate of \$65.00 for Class "A" members to use or \$260.00 for Class "B" & "C" members to use. Members paying a monthly slip fee will not be charged for floats moored inside the headwalk.

B. Kayak and SUP Rack and Restrictions:

Kayaks, SUPs, and surfboards not moored on owner floats may be kept on the BVD Racks by the BVD Clubhouse for a yearly rate of \$150.00 for any Class A, B or C member. No kayaks, dinghies or auxiliary water or related boat usage, etc. items are to be left or stored on the headwalk or fingers to comply with a Coronado Fire Department mandate.

C. Jet Ski Racks:

Jet Ski Racks may be placed by members on either side of the Slip #52/53 a yearly rate of \$450.00 for Class A Members and \$1800.00 "B" or "C" members.

Approved by BVD Board of Directors, October 16, 2024

Guest Slip Proposal Board Meeting 10/22/25



General Dock Regulations

1) Dock Equipment:

BVD approved cleats, dock boxes, electrical pedestals and hose hangers are installed on the docks by BVD personnel. BVD members are prohibited from installing any type of equipment on the BVD docks without permission from the Dockmaster or the BVD Board of Directors in writing.

2) Proper Storage and Cleanliness:

No materials, equipment, chairs, tables or other personal property shall be maintained on head walks, fingers, or gangways.

3) Pollution Prohibition:

Any maintenance, repairs, or activities that pollute the slip space or adjacent waterways are strictly prohibited.

4) Dog Ramps: Dog ramps are allowed but must be removed from the docks after usage.

5) Boat Steps: Must be white poly/fiberglass.

6) Safety Ladders: BVD provides and installs safety ladders at the end of fingers per California state law. Members are prohibited from installing personal safety/swim ladders on BVD docks.

7) Dock Storage Boxes:

Only BVD approved dock storage boxes may be used. Dock boxes are for non-flammable items only.

8) Hoses and Electrical cords.

Hoses must be kept in dock boxes, on board, or on approved BVD hose hangers.

9) Electrical Safety:

a) Shore power connection to boats requires a NEMA L5-30P male, twist lock plug connection to the shore power pedestal or, on slip pedestal #63 only, a NEMA SS2-50P male twist lock plug. UL-approved marine-use three stranded-wire must be used for connection to the boat.

b) 15 Amp Marine Grade adaptors may be used with marine-use three stranded wire.