

**SHIPP'S LANDING CONDOMINIUM ASSOCIATION**

**1090 S. COLLIER BLVD., MARCO ISLAND, FL. 34145**

**April 9,2021**

**Attention Property Manager John Cook, President Duaine Espegard, and the Board of Directors**

**Re: Revised Policies and Procedures for Kayaks, Paddleboards, etc.**

**The Boat Dock Committee recommends revisions to the policies and procedures governing use of Kayaks, Paddleboards and other Personal Water Sport Equipment (PWSE) that is stored at Shipp's Landing. After two years of monitoring the original program, it is recommended that the attached language be adopted.**

**Once the original storage rack assignments were made, the language covering that process was deleted. Other language no longer necessary was also deleted.**

**Areas where problems were encountered have been addressed. This would include failure of unit owners to timely pay the annual fees, the failure of owners to notify their renters or non-paying guests of this program. The temporary PWSE storage on the beach was slightly modified to try to accommodate some additional capacity. Language was also added to clarify that it is the owners responsibility, not Shipp's, to remove their PWSE in the event of a major storm.**

**There are other minor modifications. The goal is to have these revisions approved and adopted in a timely manner so that this information can get to all owners well before our next "season". We welcome questions and comments regarding this recommendation.**

**Respectfully Submitted by the Boat Dock Committee, Tom Rauch, Chair**

## REVISED KAYAK, PADDLEBOARD, ETC. POLICIES AND PROCEDURES 4/12/2021

- Storage rack usage will be assigned as follows: There are a limited number of racks available and a waiting list has been established with seniority based on the date of application for storage rack usage. When an owner with an assigned rack sells their unit to a new owner, the rack does not transfer to the new unit owner but goes to the most senior unit owner on the waiting list. Furthermore, when an owner with an assigned rack sells their kayak, paddleboard or other personal water sport equipment (PWSE) which had been stored on a Shipp's Landing rack, the rack does not transfer to the purchasing unit owner but instead goes to the most senior unit owner on the waiting list.
- Rates for storage rack use: The annual rates for an owners first rack will be determined by the Board each year. The rate for a 2<sup>nd</sup> rack will be double the rate of the 1<sup>st</sup> rack. These annual rates will be on a calendar basis and will not be prorated for partial year usage. No unit owner may have more than two racks on an annual basis. If space is available on the rack, multiple PWSE may be stored on one rack at no additional charge. No PWSE shall exceed 15 feet in overall length and the total weight allowed per rack shall not exceed 200 pounds.
- Annual invoices will be sent out on or before December 15th and are due by January 15<sup>th</sup>. Owners will be notified on February 1st if they are delinquent and subject to a 10% late fee. OWNERS STILL DELINQUENT ON MARCH 1<sup>ST</sup> WILL LOSE THEIR RACK(S)
- TEMPORARY storage at the Mid Rise seawall:  
Shipp's Landing currently provides eyebolts along the Mid Rise seawall where kayaks, paddleboards may be stored on a temporary basis. This temporary storage is provided for units with an assigned rack on a "first come – first serve" basis with the following restrictions:  
Kayaks and paddleboards must be stored parallel to the seawall in a manner that will allow other users unrestricted access to an adjacent eyebolt. A second kayak and a paddleboard or a maximum of two paddleboards may be stored directly in front of the first stored PWSE. Unit

owners are limited to one eyebolt space and may not use multiple kayaks or paddleboards to “monopolize” seawall storage space.

**PWSE MUST BE REMOVED FROM THE SEAWALL STORAGE WHENEVER THE UNIT OWNER OR DESIGNATED UNIT OCCUPANT IS NOT IN RESIDENCE. IN THE EVENT OF A MAJOR STORM, OWNERS (NOT SHIPP’S) ARE RESPONSIBLE FOR REMOVEING THEIR PWSE FROM THE BEACH**

Kayaks may not be stored along the walkway to the kayak launch area.

- **Use it or lose it:**

All PWSE stored on Shipp’s property must have a Shipp’s Landing sticker provided by the office and must have unit owner’s last name clearly visible. Failure to comply will be cause for removal. To retain assigned rack space, a unit owner must be in residence a minimum of 30 days annually. Use of PWSE will be monitored; items not used within a year will be subject to removal and PWSE that appear to be abandoned with no sticker or record of ownership will be subject to disposal.

- **Infrequent unit owner users, renters and guests:**

Unit owners that use their PWSE infrequently and renters/guests are encouraged to work out a sharing agreement with other unit owners or rent equipment from a vendor on a daily basis. Equipment can be delivered in the morning and must be picked up and removed from Shipp’s Landing Property in the afternoon. Renters and non-paying guests only have privileges under these policies and procedures if the unit owner currently has a storage rack. The unit owner and his renter/guest would have to work out usage of the rack and equipment; no additional storage rack will be assigned. **UNIT OWNERS MUST ADVISE RENTERS AND NON PAYING GUESTS OF THESE RULES.**

- **Succession from storage rack to another:** Owners wishing to move from their current rack to another may add their name to the waiting list which will be maintained by the office. As racks become available, they will be offered to the unit owner on that waiting list with the most seniority based on the date of application.