

April 1, 2024

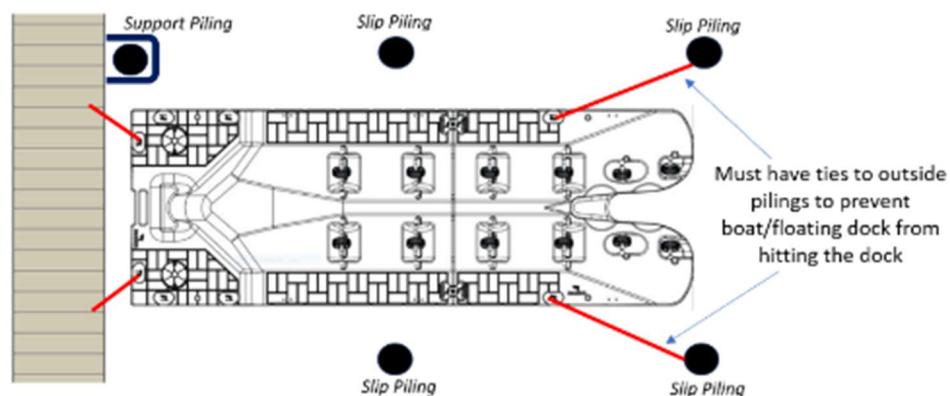
Dear Dolphin Bay Homeowner,

We have recently had a marine structural engineer perform a Level A – Visual Inspection of the Dolphin Bay dock to provide an estimate of remaining lifespan and recommend maintenance ideas to prolong the useful life of the marina.

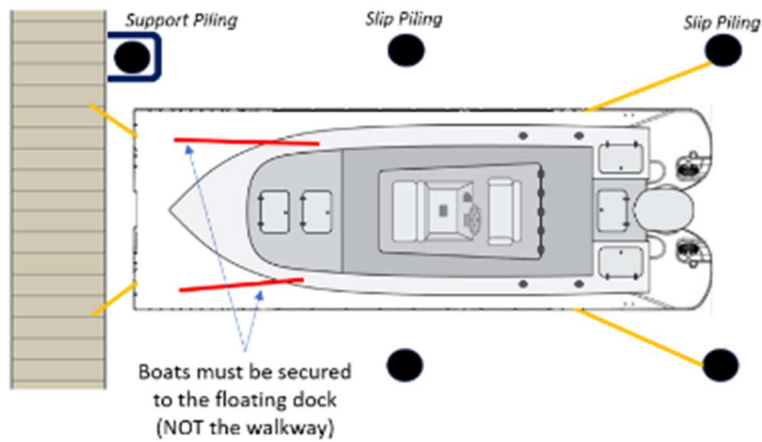
We learned from him that Floating Docks are designed to be a flexible path (walkway) held in place by support pilings. If the walkway is used to support any other items, this will lead to damage and early failure. Because we have items tied and attached to the dock, it is causing additional stress and damage to the floating dock therefore shortening its life. Currently, there is significant damage to the dock which we are trying to address as soon as possible.

The other pilings are “slip pilings”. The slip pilings’ purpose per the Marine Engineer is to secure the personal docks and boats. To prevent additional undue stress on and damage to the floating dock, we need to enforce new best practices as follows:

- The personal floating docks must be secured primarily to the slip pilings. It is acceptable to tie two dock lines from the walkway dock to a personal dock to enable passengers to safely step from the walkway dock to a personal dock. Most importantly, the lines securing personal docks to slip pilings must be short enough to prevent personal docks from contacting the main floating dock.



- Tying up the boats to the outside pilings needs accommodation for the tide. The best choice is a pipe attached to the piling (which must be secured properly), but the use of conduit or floats are acceptable as well.
- Boats must be tied **ONLY** to personal floating docks, or slip pilings, and **NOT** to the main floating dock (or “walkway”). Tying boats that are on floating docks directly to the main floating dock will lead to damage to the walkway dock.



- Boats must be removed from the dock for any Category hurricane.

If you find there are issues with any of the pilings surrounding your slip, please let the us know. Also, if you have any questions or would like help with determining how best to configure your slip, please contact the board@dolphinbayhoa.com.

Thank you for doing your part to preserve our dock for as long as possible.

Best,

Dolphin Bay Board and Dock Committee