

Captain Kidd Association Dock Status

July 2022

Below is a summary from the dock application that HDB submitted and that has been approved by IDL in May 2022. This is a summary of how many square feet of dock we have including our new north dock. With the new dock we will have a total of 32 slips.

Association Dock	Description	Square feet
New north 4 slip dock (2022)		
	Dock	980
	Gangway/approach	180
	Total	1160
8 slip dock (north part of "L")		
	Dock	1520
	Gangway/approach	46
	Total	1566
16 slip dock (west part of "L")		
	Dock	3178.5
	Gangway/approach	56
	Total	3234.5
South dock (4 slips)		
	Dock	925
	Gangway/approach	30
	Total	955
Ski dock-north end of peninsula		
	Dock	200
	Gangway/approach	54
	Total	254
All docks together (32 slips)	Grand total sq ft of docks	7169.5

From the dock application and from the work that our attorney did regarding ownership for the frontage for the four homes on the peninsula (by looking at the original deeds) we have a total 1569 linear feet of front. This includes along the north beach, out around the peninsula (minus the east side for the four homes) and the south side frontage. Each foot of frontage is eligible for 7 square feet of docks per IDL. That means that the Association could have up to $1569 \times 7 = 10,983$ square feet of docks. As noted in the table above we are currently at 7169.5 square feet. **This means that we can add 3813.5 sq ft of docks in the future.**

Future Dock Expansion

Based on the new dock being approximately 1000 square feet (taking off the ramp and landing as we would reuse them as slips are added) we need 250 sq ft/slip which means that could add approximately 15 more slips in the future. **This would mean that we would have a hard limit of 47 slips (32+15) for the Association.**

Possible memberships/number of slips

The Association has 51 properties that share common interest in the common area and docks.

Some of the lots are owned by the same person today. We asked members to consolidate lots in 2011 when we updated the number of lots to 51 and had this update added to all of the properties. Included in this are some lots that will never have a membership (e.g. garage for Compton, extra lot for Philips, lot for KIBWA, etc.). Not counting these lots, there are 8 undeveloped lots. In 2022 we have 5 owners with homes that are NOT members (Zao, Whitney, Rice, Kozlowski, Stephenson).

We have 38 memberships in 2022. If all non-members join (+5) and the 8 lots are developed with separate memberships we could have a total of $38+5+8 = 51$ memberships but be limited to 47 slips. This is probably way off in the future.

In summary, the Association has enough frontage to allow us to add approximately 15 more boat slips in the future allowing us to accommodate for growth of memberships in the Association for many years.