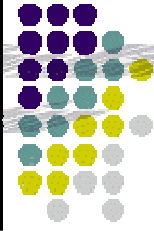

Cypress Landing Master Homeowners Association



Marina Report 2009 Annual Meeting

Good Morning,

It is my privilege to speak today on behalf of the Cypress Landing Marina Association and I'm happy to announce it has been a good year.

The Marina Association hired a consulting firm to evaluate the Marina since our 5 year warranty was coming to an end. The company found some minor deficiencies and the original contractor was called in to resolve those issues and I can report that our Marina is in excellent physical condition.

We are also in excellent financial condition, although like everyone else we are having a difficult time getting a good return on our reserves.

At this time I would like to thank our other board members Bill Aldridge, Ed Latta, Bob Young and our HOA liaison Jim Rudbeck with special thanks to Ed who expends considerable time and effort chasing the best CD rates.

I would also like to thank our dock master team of Ed Knoll, Doug Miller, Bill Sholl and head dock master Bruce Jarvah and Bruce since you spend so many hours on behalf of the Marina, we may rename the Cypress Landing Marina to Bruce's Marina. For those who are not aware, the Marina Lounge is where a good number of perspective homeowners and or slip owners come to and they always get a positive impression of Cypress Landing after talking to one of our dock masters.

The Marina association undertook some major initiatives this year:

- We established a volunteer emergency response group designed to assist any of our boaters who are stuck on the water.
- A re-hab of all the major electrical connections on the dock was completed
- The Marina Association partnered with the Cypress Landing Yacht Club to establish a joint safety committee to look at preventative measures and possible responses to emergencies- both on the docks and on the water.
- Due to the action of this committee we will be having a fire drill with the Chocowinity Volunteer Fire Department, Beaufort County Sheriff and the Bath Fire Boat. We are also arranging a fire extinguisher demo to be held at the Chocowinity Fire Department which will be open to all residents.

- We also received cooperation from the Beaufort County Sheriff, the NC CERT and the NC Wildlife Commission to place 3 additional danger markers over old tree stumps which posed a danger to boats and boaters.
- An ad-hoc electrical advisory committee was established to address some issues in supplying power to boats from the pedestals.
- A new sales/welcome brochure was developed and printed “in house” at very little cost to focus on the benefits of docking a boat at the Cypress Landing Marina. Thanks to Bill Sholl for this excellent brochure.

Speaking of sales, we currently have 34 slips for sale which, except for a short period about 2 years ago, is the norm. So far this year 6 slips have sold.

Last but by no means least, I would like to thank the 31 members of our Marina Maintenance Committee led by Lou Coggia and Chuck Bracken who put in many hours keeping our Marina in excellent condition.