



FLOATING HOMES ASSOCIATION, INC

BOARD OF DIRECTORS MEETING MINUTES

Monday, July 18, 2016

Community Room, Public Safety Building, Marin City, CA

Present: Michele Affronte, Henry Baer, Katherine Boschetto, Larry Clinton, Jennifer Gennari, Dan Genter, Teddie Hathaway, Flo Hoylman, Felicity Kirsch, Michael Labate, Mark Liebert, Linda Sempliner, Ted Sempliner, Joan Sheahan, Mari Steeno

Michael Brinkman- Occupancy Permit Concerns – See attachment

Call to Order- The meeting was called to order by Katherine Boschetto.

Minutes-

1. Jennifer Gennari moved and Henry Baer seconded a motion to approve the June 20, 2016 Board Meeting Minutes. The motion carried.

Treasurer's Report- Joan Sheahan

1. Michael Labate moved and Larry Clinton seconded a motion to approve the Treasurer's report. The motion carried.
2. Eventbrite balance as of June 30, 2016 is \$4050.00 gross with a net balance after service charges of \$3747.06 for 81 tickets sold. The money will be deposited in the Bank of Marin checking account within 30 days of the Tour to accommodate refunds. It will then be recorded in QuickBooks.
3. We will continue to issue Profit and Loss Reports and not call them Cash Flow.
4. PayPal is included in the Bank of Marin checking account balance as the monies are deposited into the checking account at the end of each month.

Standing Committee Reports

Membership

1. A discussion was held about how often the report below needs to appear on the agenda. In the future this report will appear the last month of the quarter plus November.

FHA Membership

Pier	7/14/16		2016	2015	Difference
	Berths	% Members			
A Dock	18	78%	14	16	-2
Commodore	11	73%	8	10	-2
East Pier	42	88%	37	37	0
Gate 6 1/2	35	71%	25	26	-1
Issaquah	70	68%	48	43	+5
Liberty	70	53%	37	36	+1
Main	29	62%	18	18	0
Mays	7	0%	0	0	0
South Forty	46	50%	23	24	-1
Van Damme			0	2	-2
West Pier	42	64%	27	24	+3
Yellow Ferry	22	45%	10	12	-2
Other			10	25	-15
Total	392	65%	256	273	-17

Web Site- Katherine is working on a community map for the website.

Government Relations –Teddie Hathaway

Public Relations – Michele Affronte

1. The book, Floating in Sausalito by Arberg and Strandberg can be ordered on Amazon. It's a great gift.

Environment- Dan Genter, Jenny Stein

1. Our own E-Waste Collection Day- The Conservation Corps North Bay (CCNB) has offered to partner with the FHA to host our own E-waste Collection Day. The event would be free to both the FHA and residents with e-waste that needs to be recycled. We would need to provide a parking lot to host the event and give CCNB 30 day notice. The CCNB calendar is busy so the sooner we let them know we would like an event, the better. This could become a regular event.
2. Dan will speak with Waldo Point Harbor to see if we can use the parking lot at the entrance to Gate 6 Road for a collection day event. Dates suggested are October 15th or October 22nd.
3. There will be a Fire Extinguisher Check up on Saturday, July 30th from 9:00AM-2:00PM in the Issaquah parking lot near the dumpster.
4. It was suggested we put a list of where we can recycle items. It would be put on the door to the trash bins on all docks. The committee will look at this.

Tour- Mari Steeno-Larry Clinton-Linda Sempliner

1. The Tour is coming along nicely. We have sold 206 tickets as of today. We have \$7800.00 in sponsorships. Larry handed out copies of "save the date" cards. He asked that the volunteer

brochure get up on all dock bulletin boards. WE have 11 homes on the tour this year. The first news release is going out on July 19th.

Newsletter- Larry Clinton

1. The newsletter should be on the website by Friday, July 22nd.

Blog-Larry Clinton

Emergency Preparedness- Flo Hoylman

1. Thanks to everyone who took the First Aid class. Twenty one people attended.
2. Dock reps should let Flo know if they need more water side numbers for their dock.
3. There will be a Cert training on October 1 and October 8, 2016. If we get 25 people to attend, we can have the sessions on the dock. Let Flo know if you'd like to attend. Encourage other people on the docks.

Old Business

1. Discussion of By-Law revisions. Henry Baer moved and Flo Hoylman seconded a motion to approve the by-laws with a few minor changes. The motion carried with a unanimous vote.

New Business

To Do List

Everyone: Sign up for our blog. <http://www.fhasausalito.com/>

Linda: Find out who is included in the "other" category in the membership report. Get advertisers on a list to receive the newsletter.

Katherine: Follow up with candidates to become Yellow Ferry dock rep.

Linda: Send out reminder about the Fire Extinguisher check- up.

Jennifer will take pictures of the dock side numbers from Issaquah.

Everyone: Encourage people to volunteer for the Tour.

Everyone: Check out our Tour Facebook page, like it and notify Facebook friends about it:

<https://www.facebook.com/floatinghomestour>

Larry Clinton will create a flier about the blog that will go up on dock bulletin boards.

Adjourn: Michael Labate moved and Flo Hoylman seconded a motion to adjourn.

Attachment

Michael Brinkman has been working with the Floating Homes since 1985 as an attorney. That was when HCD picked up the registration process first. Michael worked pretty hard to get them to streamline that. He took the case to the Court of Appeals in 1987. Back in the day, if you bought a home, financed it and foreclosed, the bank would sell it cheap and come after you for the balance due. That was the law. I lost at trial and lost at the court of appeals but Bill Fillante's office picked it up and in 1991 they wrote it into the Floating Homes Residency Law. Then, if you foreclosed on your home, you would not be subject to a law suit to collect the balance.

Marin is leading the way with inspection requirements. Last week, a sale of a duplex floating home on West Pier did not go through because when the owner applied for a standard occupancy inspection, a new inspector came down to do it. He did normal flagging on GFI's. We went back to his office and for some reason decided to do a zoning search. The zoning did not allow multi- unit floating homes. He then sent it on to enforcement which doubles the fees for everyone. They asked that the second kitchen be removed. All building department records going back to the early 90's that are still available show this as a duplex. The application for the occupancy permit sometimes asks for the number of units and sometimes does not. This application did not specify the number of units so this permit should have been issued.

As this property was a duplex through previous records, it is surprising that this inspection was called non- conforming. It's legal when it's built and legal when it is there. It conformed to the zoning that was put on it. Michael asked the FHA Board to get in contact with Katherine Sears, Marin County Supervisor to explain this to the building department. Michael has had issues with the building department before. He cited an example of the Tennessee Valley River Authority not wanting to have houseboats. They are not going to give thirty year permits.

Several years ago, Bain Loseman had a floating home that he moved to Riviera Beach where he was told it was a vessel and he had to get rid of it. It was demolished. The case went to the US Supreme Court. The Court said "It's not a vessel, it's a floating home." They used California and Washington State's definition of a floating home. The definition has four elements: Residential Property, Non-navigable, Permanently moored, Hooked up to sewage. Loseman is waiting for the damages to be paid to him. We have a definition from the Supreme Court.

We want to keep the multi residential uses. In 2003. CA was going to encourage multiple units. There are two bills pending now:

House Bill- Assembly Bill 2406- Thurman/Levine – junior accessory dwelling units

Senate Bill- Senate Bill 1069 Bob Wieckowski- Both bills are moving forward on “junior accessory dwelling units”. Rachel Guinness is working on this through her non-profit, Lily Pad Homes. She is looking to take a bedroom that includes a roll around kitchen cart and turn it into a separate living space as long as it is locked off from the rest of the house. It has moved to the state level. This is good background for helping with Kate Sears and our current issue. Sausalito and Marin County both need additional low income housing.

Michele Affront called Kate Sears’ office and spoke with her aide. The aide was appalled that the county was doing this. She said she would get on it immediately. Michele provided her with documentation proving the West Pier home was a duplex. An emergency meeting was called for Monday, July 18th to discuss the matter. The Code Enforcement office called the seller and said she would have a decision by Tuesday, July 19th. We are working hard on this because we don’t want to set a precedent for other multi-unit floating home sales. Code Enforcement told Michele they “don’t believe in grandfathering in” any more.

Michael told about Bank of Marin and the word that it will not loan on multi-unit floating homes. So lending is an issue, as well. This is a dangerous thing for brokers. Even if the seller has all the documents, if the County turns them down, the seller can be charged with advertising fraud.

Michele and Michael are working to get this closed and get it as a policy. Also since Tom Tiller left as inspector, it has been much more difficult to pass County inspections. New inspectors are not as familiar with floating homes. Michael gave an example of stability code issues where inspectors often measure from the wrong places. It should be measured from the water line.

The Board needs to write a letter to Kate Sears about this issue. We need to preserve our unique resource including our floats and boats.

Flo moved and Teddie seconded a motion to review a letter to Kate Sears by the next Board Meeting. Michele and Michael will work on it. It needs to be broad enough to cover all uses. Teddie Hathaway will help with this.

Michael gave drafts of the two State bills to Teddie. He advised the Board to get support for the bills. Barry Brokaw on West Pier is a lobbyist and may be able to help with this.