

Meeting Time – 10:30 A.M.  
Meeting Location – 585 Windsor Lane

History

Dan Green

- Dock lot discussion began with low water levels in fall, 2007
- Researched alternatives for maximum lake access for all
- May 2008 – Community dock proposal mailed
- April 2009 – Field meeting with TVA
- June 2009 – Survey sent to all dock lot owners

TVA Presentation

Mark McIntosh

Survey Summary

Dan Green

- For community dock – 8
- Against community dock – 7
- No response – 3
- Not sure – 2

Review of Current Alternatives

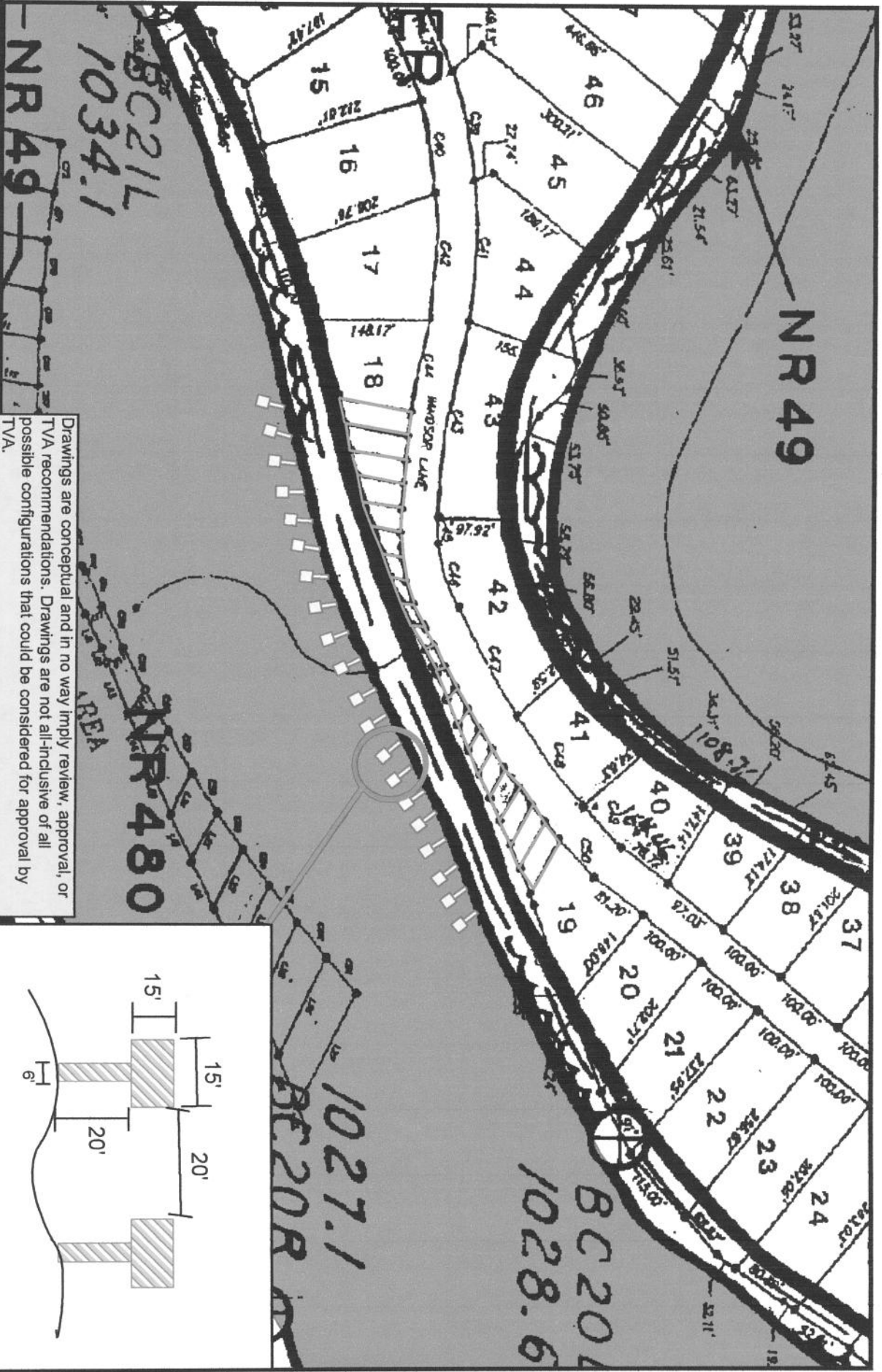
Dan Green

New Alternatives

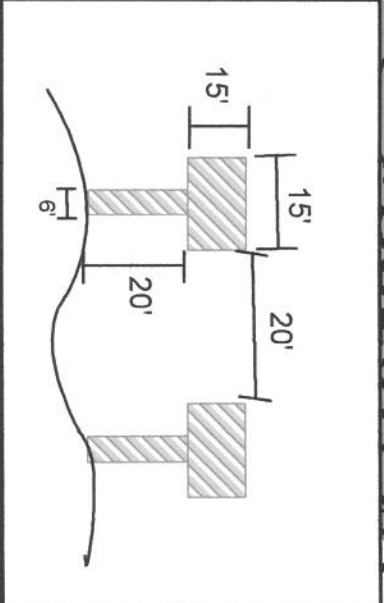
All

Open Discussion

All



Drawings are conceptual and in no way imply review, approval, or TVA recommendations. Drawings are not all-inclusive of all possible configurations that could be considered for approval by TVA.

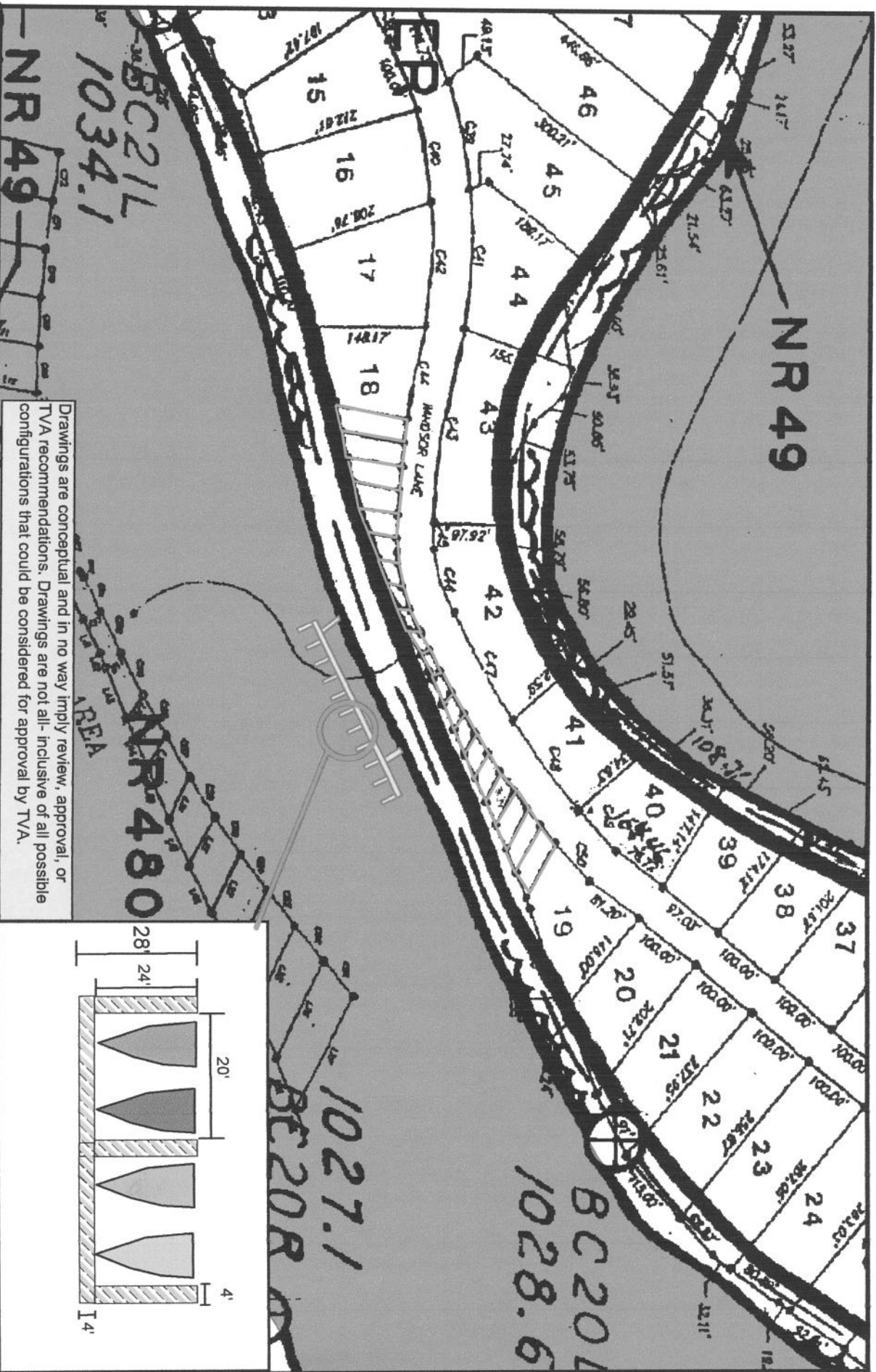


# Windsor Point

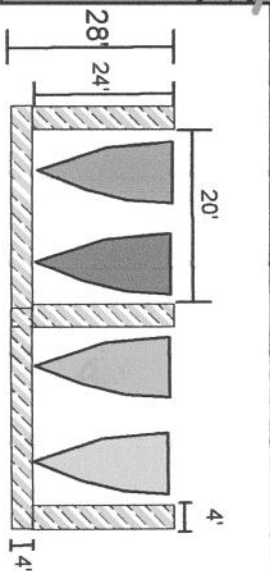
## Individual Facility Configuration

### 15' X 15' w/ 20' Access Walk





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# Windsor Point

## Community Facility Configuration

6832 Sq. Ft. - Double Slips 20 X24 w/ 4' Walks



Land and Water Stewardship

## **Windsor Pointe Dock Lot Owners Alternatives**

- I. Community Dock - One continuous dock with individually assigned slips across multiple dock lots
- Master deed developed by Dock Lot committee to join dock lots (similar to condominium)
  - Single access point
  - Dock lot committee coordinates with TVA, dock builder, and contractor to maximize available space and best location
  - All dock lot owners pay for up front costs (liability insurance, concrete slab for dock runner, stairs, electrical hookup, etc., estimated cost is \$650 per dock lot)
  - Minimum of 4 slips to begin, additional slips added when dock lot owners are ready

Pros: Maximum lake access for all dock lot owners  
Lower cost (\$10500 per slip versus \$18500 per dock)  
Aesthetically better for Windsor Pointe  
Cost savings in maintenance and electricity  
One 8 foot access versus 20 individual access steps  
Lake access to home owners prior to building home  
TVA permit cost savings (\$250 per individual or \$50 per dock lot owner)  
Eliminates spider web of guide lines and dead weight cables

Cons: No individual docks  
Cost of paperwork to transfer dock lots to a community deed (minimal)  
Initial cost for ramp, stairs, TVA permit, insurance, and electricity (app. \$650 per dock lot owner)

- II. Individual Docks, individual access points
- Individual dock and access point for each of 20 dock lots
  - Each dock lot owner responsible for obtaining dock permits, liability insurance, electricity, etc.
  - Docks constructed must meet guidelines from Section 21 / WP Protective Covenants / Boat Docks

Pros: Limited control over dock construction

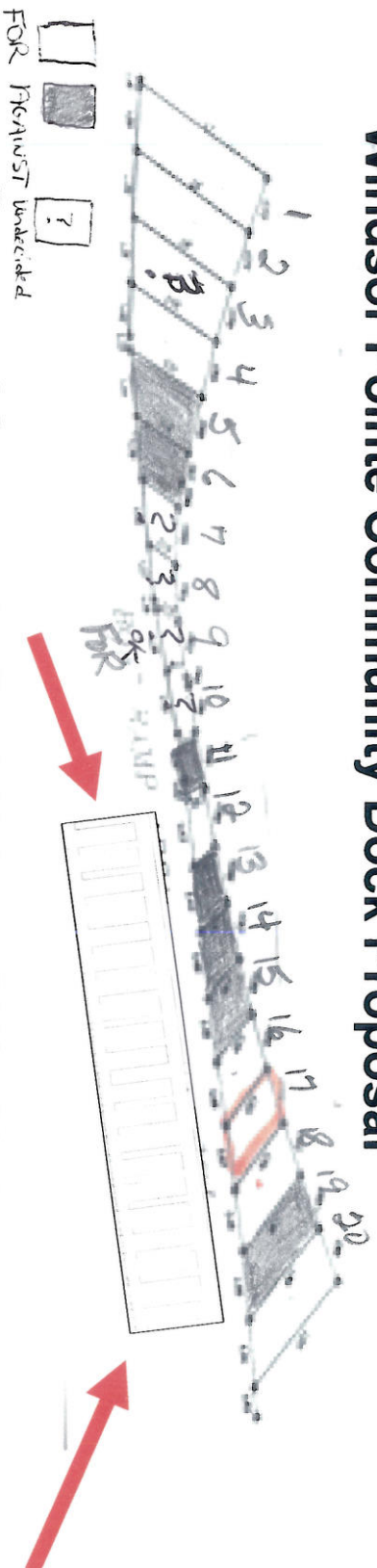
Cons: TVA restrictions on dock size (docks will not support hydra-lifts)  
Limited lake access due to low water level  
Aesthetically unappealing for Windsor Pointe  
Higher costs for access, permit, electricity, insurance than a community dock

- III. Combining contiguous dock lots for constructing multiple slip docks

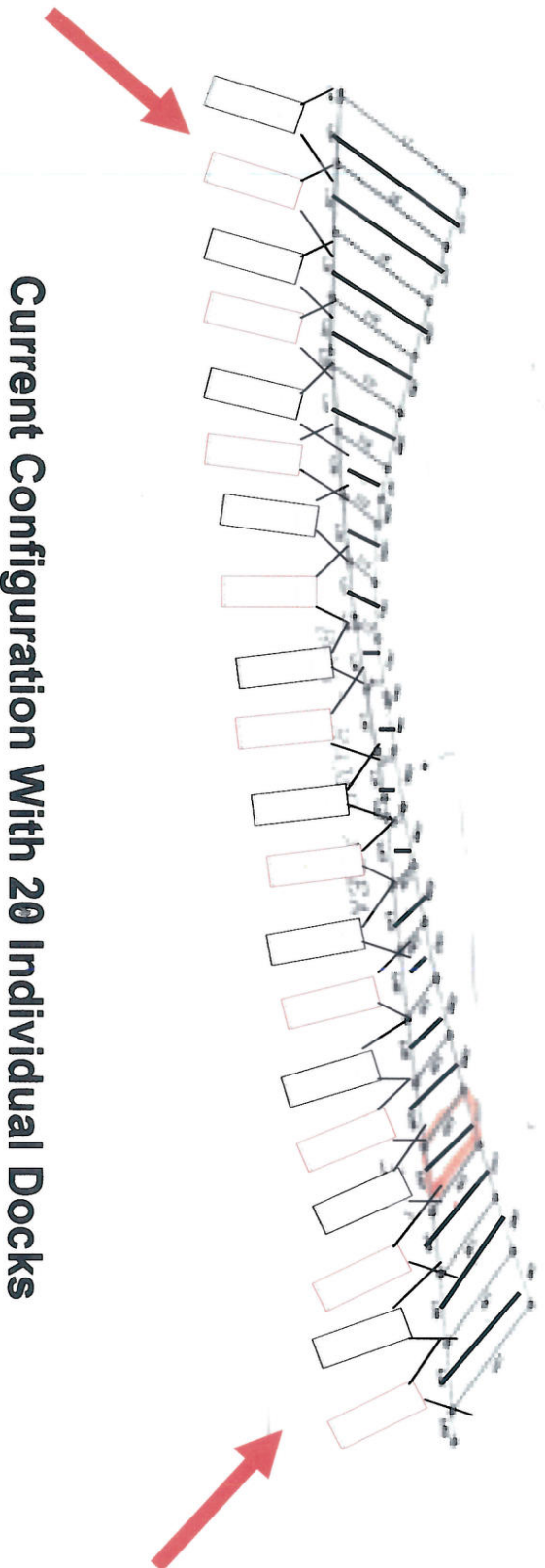
Pros: Aesthetically better for Windsor Pointe  
Allows lake access to more Windsor Pointe dock lot owners  
Reduces number of access points  
Is more cost effective than individual docks  
Will provide slips that will support hydra-lifts

Cons: No individual docks  
Cost of paperwork to combine contiguous dock lots (minimal)  
Initial cost for ramp, stairs, TVA permit, insurance, and electricity

# Windsor Pointe Community Dock Proposal



**Proposed Community Dock Using < 50% of Lake Frontage Compared to 20 Individual Docks**



**Current Configuration With 20 Individual Docks**