POA
at Admiral's Cove

December 26, 2013

RE: Dock Project

We are happy to report the north 16 docks have been completed! As we discussed at the Annual Meeting, we contracted with J & B Boat Lift Systems, North Atlantic Electric, and Abaco Plumbing to replace and upgrade to the Town of Jupiter Code. Added value is the fact we replaced the decking with Azek synthetic materials, double stringer construction and upgraded electrical power infrastructure. Below is a summary of the upgrades completed:

- Pilings and wraps inspected and replaced if required;
- Entire substructure replaced with marine grade, double stringer construction;
- Deck boards replaced with state of the art synthetic Azek decking;
- Railing system improved with newly installed shore pilings and railing posts;
- Replaced 7-step retractable ladder, cleats and dunce caps;
- Plumbing replaced with single dock emergency shut-off valve and two complete water bib and hose rack systems, per dock;
- Dock electrical system upgraded to include two 20 amp/120 Volt GFCI and two 30 Amp/120 Volt Boat power, per dock;
- All lighting replaced, along with snook light's (if applicable) and lift power shut off switches 20 Amp/240 Volt upgraded to code;
- Shore power electrical fuse box, Brooks junction Boxes and electrical system upgraded to code, along with new wiring from the fuse box to each dock;

For more information on the dock project, including pictures, check out the web site at AdmiralsCovePOA.com. We will complete the remaining south 8 docks starting in early 2014. The total cost for the first 16 docks was $273,165.38, paid out of the reserves at no additional cost to you.

Attached is the final 'Punch List' for your dock. David Cockrum, Community Manager and a representative of the Board conducted a final inspection of your

Admiral's Cove Master Property Owners Association (POA)
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dock with the contractors. Our notes are documented on the attached 'Punch List'. Please review, sign, and return to the POA at your earliest convenience. The POA will retain on file for our records.

In addition, your lift, if installed, was re-connected by North Atlantic Electric. Test your lift at your earliest convenience. If you choose to perform any electrical work on the dock, including installation of a lift, the work will first require submission of an ADR Application and a Town of Jupiter Building Permit. As for all work at Waterside, any work on the dock system must be performed by licensed professionals to the Town of Jupiter code.

In addition, the cleats are now attached to the pilings, NOT THE DECK BOARDS. The Azek deck boards are not designed to withstand the pressure required to restrain your boat tied up to a cleat. The cleat will pull free of the deck board, damaging the deck and potentially your craft. Please do not attach anything to the new Azek deck boards without first consulting the POA.

Lastly, the Board is finalizing an updated Dock License Agreement that conforms to all current ACMPOA Guidelines, Marina, and Coast Guard Waterway Law. We will be forwarding to you a copy for your signature. If you have any questions on the dock project or the attached 'Punch List', please do not hesitate to contact your Community Manager, David Cockrum, at 561-746-7769. Thank you and look forward to seeing you at the February 23 BBQ!

Sincerely,

Frank L. Marco, President
Waterside Board of Directors

David Cockrum,
Community Manager

Waterside-Dock Punch List

160 184

Dock Number: **Slip A:** 102 **Slip B:** 102

Responsible Party	Item	Accepted	Comments	Final Sign Off
Dock Work	Structure complete/Double Stringer/Cross Bucks	✓		
Dock Work	Azek deck boards trimmed	✓		
Dock Work	Railings level, trimmed, complete to piling #3/No Burs	✓		
Dock Work	Pilings/Wraps acceptable	✓		
Dock Work	Hardware all stainless steel	✓		
Dock Work	Piling cleaned of all original hardware	✓		
Dock Work	Wings/Bench complete	N/A		
Dock Work	Screws all counter sunk	✓		
Dock Work	Cleats properly located on pilings and secure	✓		
Dock Work	Bumpers installed, if applicable	✓		
Dock Work	Dunce Caps installed	✓		
Dock Work	Stone/Landscaping at first step installed and acceptable			
Dock Work	Hose Rack/Aluminum Installed	✓		
Dock Work	Ladder in place and secure	✓		
Dock Work	Town of Jupiter Inspection-Complete	✓		
Dock Work	**GC/J& B Final Acceptance**	✓		
Dock Work	Blank			
Electrical	Two 20 Amp/120 Volt GFCI operational	✓		
Electrical	Two 30 Amp/120 Volt Boat Power operational	✓		
Electrical	Light fixtures w/photo cell operational	✓		
Electrical	Lift GFCI/Switch replaced	✓		
Electrical	Lift power separate 20 Amp/240 Volt circuit	✓		
Electrical	GFCI for Light/Snook Light replaced and operational			
Electrical	Search Light/Snook Light secure			
Electrical	Identify location of fuse box at building	✓		
Electrical	Identify location of wire in drop box	✓		
Electrical	Clamps Stainless Steel, all conduit, boxes and fixtures secure	✓		
Electrical	Town of Jupiter Inspection-Complete	✓		
Electrical	**Electrician Final Acceptance**			
Electrical	Blank			
Plumbing	Two bib stations installed	✓		
Plumbing	Two spigott values operational/not leaking	✓		
Plumbing	Locate and operate dock shut off value	✓		
Plumbing	Locate and identify dock master shut off value on shore	✓		
Plumbing	Test water pressure	✓		
Plumbing	Clamps Stainless Steel, all conduit, fixtures secure	✓		
Plumbing	Blank			
Plumbing	**Plumber Final Acceptance**	BY.		
POA	Dock Number Installed			
POA	All debris on land and in water removed			
Owner Review	Identify Water Shut Off Value			
Owner Review	Operate GFCI			
Owner Review	Review/Sign Dock License Ag			
Owner Review	Review location of cleats on pilings		**No cleats on Azek Boards**	
Owner Review	Operate Lift			
Owner Review	Locker/Personal Property restored			
Owner Review	Dock Number Installed			
POA Review	**POA Final Acceptance**			
Owner Review	**Owner Final Acceptance: Slip A**			
Owner Review	**Owner Final Acceptance: Slip B**			
Waterside	**Board Final Acceptance**			