

Brief Explanation of Slip Ownership and Responsibility
Queen's Landing Community Marina LLC
(This is a summary, not a legal document)

What are you purchasing? What do you own? Who is eligible to purchase?

Queen's Landing Council of Unit Owners, Inc. (the Association) was established with 349 units – 348 residential units, plus one non-residential boat slip unit. [The Queen's Landing Community Marina LLC \(QLCM\) owns that non-residential Boat Slip Unit.](#)

The Boat Slip Unit was further divided into mailbox units, each having the right to use a particular boat slip in the marina. [This is what you own or are considering purchasing – a mailbox unit with the right to use a particular boat slip.](#)

As a community marina, the mailbox units may be owned only by residential owners of Queen's Landing Council of Unit Owners, Inc.

Governance

The marina is governed by a Board of Directors - The Marina Executive Committee (MEC), also known as the Board of QLCM - which is responsible to oversee the use and operation of the Boat Slip Unit and its Limited Common Elements, including the piers, slips, bulkheads, and pilings, in accordance with the provisions of federal law, the Maryland law including but not limited to the Maryland Condominium Act; Queen Anne's County Code and regulations, the QLCUO Declaration, Bylaws and rules; and the QLCM Declaration of Covenants, Conditions, and Restrictions and Rules. *(Those are the legal documents to which we refer above.)*

The Board of QLCM consists of four committee members appointed annually. The Association (QLCUO) Board President appoints the Chair, and the Board Chair appoints the other three Committee members, at least one of whom shall be another current member of the QLCUO Board and at least two of whom shall be a current mailbox unit Slip Holder.

Financial Responsibility

As a mailbox unit owner, you are responsible for your portion of the costs of operating the Boat Slip Unit and its Limited Common Elements, including the piers, slips, bulkheads, and pilings. The Board of QLCM develops an annual budget which determines the annual fee and any assessment to mailbox unit owners.

Current Discussions Regarding Cost Sharing of Bulkhead Repairs

Per the Reserve Study, the marina bulkhead is to be replaced over the next few years. While the governing documents assign that responsibility to QLCM, there are discussions with the Association to share in that cost. At present, there is no proposal or agreement, and until such is finalized, the responsibility for the bulkhead rests with QLCM and its mailbox unit owners.

How do you have a voice about your mailbox unit?

Come to meetings of the QLCM and QLCUO Boards, come to committee meetings – voice your opinion. Consider joining the QLCUO Board and/or nominate yourself for the QLCM Board.