

The History & Projects of Madere's Landing

History from 1965 – 2005 provided by Fred Madere 2006 – 2008 History provided by Rick Stanton

CECC & BOAT LANDING CHRONOLOGICAL HISTORY (Starting in April 1965)

- **April 30th 1965** – **COOPER ESTATES HOMES & LOTS OFFERED FOR SALE FOR FIRST TIME** in the Charleston Evening Post. The exclusive agent was Joseph P. Riley and lots were listed for \$5,000 and homes were approximately \$30,000.
- **June 1965** – **CONCRETE SLAB BOAT RAMP IS POURED** at the end of Cottingham Drive on Shem Creek by the Developer. **COOPER ESTATES CIVIC CLUB IS FORMED** and approximately 27 acres of marsh and .9 acre of highland are deeded to the new organization.
- **June 1977** – An unsuccessful attempt was made by Cooper Estates Residents to have sidewalks installed on one side of Cottingham Drive ending at the Boat Landing. Projected Cost for project in 1977 was \$25,000.
- **1980's** – First of three **STREET LIGHTS AT LANDING** are installed by SCE&G.
- **September 1989** – Hurricane Hugo slams the Boat Landing, a sailboat is washed up in marsh next to gate. Minimum damage to landing as this was prior to Pier & Dock and Covered Shelter Construction.
- **November 1990** – **PIER & FLOATING DOCK** Installed.
- **December 1993** – **OYSTER PIT & BAR-B-QUE GRILL** are Installed. Grill is vandalized and thrown in Marsh. Oyster Pit is also repeatedly vandalized.
- **May 1996** – 22'x26' **COVERED SHELTER** is constructed and **BOAT WASH DOWN SLAB** is Poured.
- **Late 1990's or Early 2000's** – The **PORTA-POTTY** is installed at the landing for members.
- **September 2000** – **IMPROVEMENTS TO ROADWAY** are made from Shelter to Boat Wash Pad, 50' to 60' is "paved" with crush-n-run.
- **May 2001** – **BOAT RAMP IS EXTENDED** by 30' towards the parking area.
- **June 2004** – **BOAT RAMP IS EXTENDED** by 8' into Shem Creek.
- **October 2004** – **FIRST ANNUAL HALLOWEEN PARTY** is held at the Boat Landing.
- **December 2004** – Stainless Steel **FISH CLEANING TABLE** is installed.
- **June 2005** – **NEW ALUMINUM RAMP TO FLOATING DOCK** is installed replacing original wood ramp.
- **January thru June 2006** – **NEW FENCE AND AUTOMATIC GATE** are built and installed. This replaces the old red gate with manual padlock.
- **April 2006** – Because of new automatic gate, the landing installs **ELECTRIC SERVICE TO THE LANDING**.
- **September 2006** – At the annual CECC Member Meeting, the motion was made and it was approved with a 100% vote and the **BOAT LANDING IS OFFICIALLY NAMED "MADERE'S LANDING"**. This was in recognition of Fred Madere's years of service as Treasurer and as the "Protector of the Landing".
- **September 30th 2007** – CECC's Treasurer, **FRED MADERE PASSES AWAY**.
- **October 2007** – **"WELCOME TO MADERE'S LANDING" SIGN IS UNVEILED** and Landing is dedicated at the Annual CECC Halloween Party.
- **March 2008** – **MAJOR PARKING AREA IMPROVEMENTS**... 64 cubic yards of topsoil and 4000 s/f of New Grass Sod installed in center parking area. Improvements to Roadway as well as grading done.

(Detailed History of Boat Ramp, Dock, Oyster Pit, Covered Shelter and Gate on following pages)

Details of What, Who and How Much by Area...

BOAT RAMP HISTORY (Starting in June 1965)

Estimated Total Spent on Boat Ramp IMPROVEMENTS \$9,965.46

- June 1965 – **Cost of Project Unknown**
Developer pours original ramp. This does not include the 30' extension towards the parking area or the 8' extension into Shem Creek which will be added at later dates by CECC.
- August 1997 – **Cost of Project \$329.46**
Project Managers Bob Bishop, Bill King and Denis Blyth had end of ramp filled with 50 concrete blocks and 5 tons of #57 stone.
- May 2001 – **Cost of Project \$2794.00**
Contractor Glenn R. Bise extends the ramp 30' towards the parking area. (He also rebuilt the Oyster Pit the month earlier)
- June 2004 - **Cost of Project \$6,812.00**
Contractor Marine Construction Inc. extends ramp by 8' into Shem Creek.
- March 10th 2008 – **Cost of Project about \$30.00**
Vice President Dan Radovanic, CECC Members Wayne Oliver & Tim Turek fill space between ramp & 8' extension with about 300 pounds of bagged concrete mix.

ROADWAY & PARKING AREA IMPROVEMENTS (Starting after 1965)

Estimated Total Spent on Roadway Parking Area: In Excess of \$6500.00

- From 1965 to 2000 - **Cost of Projects Unknown**
Several projects are made to improve roadway between end of boat ramp and where fish cleaning table will be built. Loads of Crush-n-run or equivalent are brought in at different times to improve roadway.
- Also during this time CECC Members also dump oysters shells and other fill to try and correct pot holes.
- September 2000 - **Cost of Project \$1,300**
Dirt Cheap Inc. is contracted to bring in and install an estimated 2 or 3 truck loads of Crush and run to build a road from the boat wash down slab back to the covered shelter. This area was a giant mudhole prior to building the road.
- March 1st & 8th 2008 – **Cost of Project about \$1750.00**
Six Dump Trucks of Top Soil are delivered to landing. Four loads (64 cubic yards) are spread in center parking area and graded by Members Ray Hough & Kurt Britzius. Treasurer Rick Stanton breaks up Sept. 2000 roadway project and grades entire roadway from gate area to ramp and parking circle with tractor and box blade. Member Tim Turek rolls roadway and center parking area to prepare for crush and run and new sod. Volunteers spread load of crush and run near wash pad & ramp. Member Tim Turek supplies (free of charge) excavator, roller and Bobcat loader at different stages.
- March 10th 2008 – **Cost of Project about \$1500.00**
Eight Pallets or about 4000 s/f of Bermuda Sod is delivered by Super Sod. Vice President Dan Radovanic arranges for Sod Delivery and arranges for two paid Laborers to prepare center parking area and install sod.
- March 13th 2008 – **Cost of Project about \$1750.00**
Additional truck load of Crush and run delivered, Member Kurt Britzius and Tim Turek are in charge of spreading and re-grading roadway.
- Two Additional truck loads of roadway top covering are delivered and applied to the roadway circle in the parking area.

PIER & FLOATING DOCK HISTORY (Starting in November 1990)

Estimated Total Spent on Pier & Floating Dock to Date: \$17,499.97

- **November 1990** – **Cost of Project \$13,277.58**
Bill King negotiated a contract with Charleston Doc Masters to build the Pier and floating dock. Initial seed money for project is raised by having members pay \$100 - \$150. The pier was locked by a padlock and members who paid the \$100 - \$150 received a key for access to the Dock.
- **May 1995** – Check number 342 Repaid the loan to the dock account and the dock was paid in full.
- **September 2003** – **Cost of Project \$217.04**
Contractor replaced rub rail on floating dock.
- **December 2004** – **Cost of Project \$1610.35**
Contractor George Ruth replaced both pilings on the floating dock.
- **June 2005** - **Cost of Project \$2395.00**
Dock Doc's Inc. replaced the wooden ramp to the floating dock with Aluminum Ramp.

OYSTER PIT & Bar-B-Que Grill HISTORY (Starting in December 1993)

Estimated Total Spent on Oyster Pit /Bar-B-Que to Date: Approx. \$2000.00

- **December 1993** – **Cost of Project Unavailable**
Lee Costa contracted to have an Oyster Pit / Bar-b-que grill are constructed near the live oak tree. At some point Bar-B-Que Grill is vandalized and thrown in marsh. Concrete Pad and metal post are still visible to this day.
- **April 1995** – **Cost of project \$450.00**
Mike Murray repairs Pit after vandalism.
- **April 2001** – **Cost of Project \$ 901.82**
Contractor Glenn R. Bise completely rebuilds Oyster Pit because of Vandalism.
- **2007** – **Cost of Project Unavailable**
CECC Member Tim Kiel repairs & rebuilds oyster pit.

Covered Shelter & Boat Wash Down Slab History (Starting in May 1996)

Estimated Total Spent on Covered Shelter to Date: Approx. \$7,000.00

- **May 1996** – **Cost of Project \$6436.00**
Contractor Jess O. Skaggs constructs a 22' x 26' covered shelter next to the oyster pit.
- Contractor also pours boat wash down slab as part of same project.
- **April 2006** – **Cost of Project About \$400.00**
Gate Project Coordinator Rick Stanton runs electricity to the shelter with help of Volunteers when electricity is first installed at landing for new gate. Electrical outlets and Rick runs wiring for new shelter lighting.
- At same time, Waterline is laid by volunteers and water spigot is also installed at shelter. However, shelter waterline is not tied in to main water line near fish cleaning table.
- **Spring 2007** – **Cost of Project About \$600**
Vice President Dan Radovanic contracts with friend to replace 2 strips of tin roof on shelter that have been damaged. The end gables of the shelter are also enclosed at the same time. Minor repairs to dock are also made at the same time and include nailing down loose planking and boards.

- **November 2007 – Cost of Project Donated**
Treasurer Rick Stanton donates & installs approximately 250' of rope lighting with automatic timer to enhance parties and gatherings at the shelter during the night and during holidays.
- **March 1st 2008 – Cost of Project about \$75.00**
Treasurer Rick Stanton & Member Ray Hough along with 6 volunteers install French Drain to eliminate water accumulation around boat wash down pad. Ray Hough supplies Back Hoe to grade and trench and also donates pipe for French Drain.

CECC Annual Halloween Party History (Starting in October 2004)

- **October 2004** – Members Tim & Kate Kiel organize the first Halloween Party for Cooper Estates Residents which is to become an annual event. Children and their families are invited to attend in their costumes. There is food, fun, games and prizes for all. The Halloween Event is a huge success and becomes a popular event.

Stainless Fish Cleaning Table History (December 2004)

Total Spent on Fish Cleaning Table: \$98.62

- Member Tim Turek donates stainless sink for use as Fish Cleaning Station.
- **December 2004 – Cost of Project \$98.62**
Member Tim Kiel furnishes skill & labor and builds the new CECC Fish Cleaning Table.

CECC Main Gate History (Starting in the late 1960's)

Approximate Total Spent on CECC Main Gate: over \$11,500.00

- **From 1965 to 2005 – Cost of Projects Unknown**
Soon after the boat landing came into existence and the Civic Club was formed, a lockable gate was installed to provide access to CECC Members only. Some have described an earlier gate but the main gate that guarded the entrance for more than 30 years was often referred to as "Big Red". It was located about 3 or 4 feet in front of where the existing gate now stands. Using a padlock welded to a chain meant that Members had to get out, unlock the gate and swing it open and lock it in place and then drive thru. They were then to reverse the process to close and lock the gate. Many did not do this which left the landing accessible to non members and vandals.
The old system of managing member access used a Medeco Lock with expensive keys that could not be copied. The lock was re-keyed each year which meant the gate was without a lock during the month of March. When members paid their dues they would swap old key for a new one.

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- **January 2006** – There is a severe case of vandalism. The water pipes at the fish cleaning table and wash down pad were broken off and CECC loses about 14,000 gallons of water. The Porta-Potty is overturned and mirrors on SCE&G Contractor Trucks were broken as well as other acts of vandalism.
- **February 2006** – The CECC Committee consisting of President Mark Sloat, Treasurer Fred Madere and Boat Landing Chair Denis Blyth meet, CECC members Rick Stanton and Kurt Britzius also attend. Kurt Britzius presents an estimate of almost \$7000 for a new gate. The proposal is for a manual gate using a padlock. Rick Stanton recommends organizing volunteers to build the gate and for about the same price we could automate the gate. In addition with the sale of \$20 gate access cards we could finance the automatic access of the gate and have automatic opening and closing reducing the vandalism to the landing.
- **March 2006 - Cost of Project \$3500.00**
Fence Posts, Frame and Fence is installed... Area is cleared and prepped for new gate and fence. ½" Thick Steel Posts for Fence are purchased from Charleston Steel & Metal and Hand Made Steel Fence made by Monks in Mexico are installed. CECC Member Rick Stanton organizes Volunteers, purchases and delivers materials and supervises work. Member Kurt Britzius supplies Miller Generator/Welder that supplies power and provides welding of project. Ray Hough supplies backhoe.
- **April 2006 - Cost of Project \$750.00**
Electricity is installed at the landing... Member Rick Stanton organizes Volunteers, purchases 500' of UF Wire, panel boxes, weather heads, conduit, outlets, switches, distribution and other electrical supplies. Member Tim Turek provides free trencher and CECC Member Volunteers install new service meter box, run underground wiring to gate and covered shelter. CECC Member Vic Hayward who is a licensed electrician provides expertise and help to assure all work is to Code. Water line is also run to covered shelter at same time.
- **April 2006 - Cost of Project \$3500.00**
Gate & Automatic Operators are installed... Member Rick Stanton organizes Volunteers, orders gate from AmazingGates.com and Gate Operators, keypad, controls and other components from various vendors. Volunteers help install gate and operators while Rick Stanton installs panel and wiring.
- **May 2006 - Cost of Project \$500.00**
New Fence and Gate are painted... CECC Member Keith Hiers is in charge and supervises the painting of New Fence and Gate. He secures Commercial Grade Etching Primer and Commercial Grade Enamel Paint to be used for painting project.
- **June 2006 - Cost of Project \$2000.00**
RFID GATE ACCESS CONTROL IS INSTALLED... This part of the project was funded 100% by the sale of a onetime charge of \$20 for the RFID Gate Access Cards. Each Member was allowed only one card per membership. Member Rick Stanton installed the Gate Access Computer, Card Reader and Digital Keypad. This completed the gate and it went into operation in June. With the new Gate Access Control in place, a record of anyone opening the gate is now recorded. All access is control via a database and cards can be deactivated if lost, stolen or if dues are not paid. Most important is the ease in which members can now access the landing without having to leave their vehicles whether they are entering or leaving the landing.
- **FINAL COST OF NEW AUTOMATIC GATE...** The new automatic gate and access control ended up costing CECC about \$7500 with the other \$3000 being paid by members purchasing \$20 Gate Access Card and some purchasing windshield tags. The approximate total cost was kept at about \$11,500 with the use of Volunteers and no profit being involved. The estimated cost to CECC if the entire job had been done by an outside contractor would have ranged from a low of around \$21,000 to \$22,000 to a high estimate of over \$30,000.