

OTTER CREEK LANDING YACHT CLUB

P. O. Box 1355, Carolina Beach, NC 28428

Website: www.ottercreekyachtclub.com

E-Mail: lsw2@bellsouth.net

Office: 910-458-5115

FEBRUARY-MARCH-APRIL 2016 NEWSLETTER

*Board of Directors: Sue Berwald, Commodore; Pat Spinelli, Vice-Commodore; Mark George, Secretary;
Fred Schock, Treasurer, Linda Coulson, Assistant Secretary, and Loretta Whelan, Manager.*

The Board met on April 28, 2016.

THERE ARE 2 ENCLOSURES WITH THIS NEWSLETTER

1. **OCLYC FINANCIAL STATEMENT**: It was prepared by the Yacht Club CPA for the year ending 12/31/15.
2. **DELINQUENT ACCOUNT PROCEDURES**: was revised to reflect the actions taken on the collection of delinquent accounts by the YC and our attorney.

MOST OF YOU ARE PAYING YOUR DUES ON TIME. *We appreciate that! (Thank you! Thank you!)*

HOWEVER, THERE A FEW WHO ARE NOT PAYING ON TIME OR AT ALL.

- This is a serious situation. We have not increased dues and are running on a very tight budget. The delayed payments are putting a stress on our finances; making it difficult to meet our monthly financial obligations.
- Unfortunately, we are now forced to turn some accounts over to our attorney and those people are in danger of losing their slips.
- **QUARTERLY DUE DATES and DELIQUENT DATES for 2016:**

First Quarter	dues <u>were due</u> by February 28 th	Delinquent if not received by March 31 st
Second Quarter	dues are due by May 31 st	Delinquent if not received by June 30 th
Third Quarter	dues are due by August 31 st	Delinquent if not received by September 30 th
Fourth Quarter	dues are due by November 30 th	Delinquent if not received by December 31 st
- When payments are received they will be applied to the oldest invoice.
- If the account is delinquent, a late fee of \$25 AND interest will be assessed at the end of each month delinquent. (*See enclosed document for complete process; loss of slip & YC privileges, attorney involvement and collection, etc.*).
- **DECLARATIONS – Article IV, Section 8. “EFFECT OF NON-PAYMENT OF ASSESSMENTS - REMEDIES TO THE CORPORATION.** Any assessments, fines or other costs or charges, or any portions thereof which are not paid when due shall be delinquent. If the assessment, fine or other cost or charges, or portion thereof is not paid within thirty (30) days after the due date, a late charge of not more than \$25.00 per month may be charged and the total unpaid assessment, fine or other costs or charges shall become a lien on such membership and shall bear interest from the date of delinquency at the highest lawful rate per annum, and the association for satisfaction of same and, at the option of the Association, may foreclose the lien against the membership and may sell the same, after ten (10) days notice to such Member at the Member’s last known address. The interest, late fees, reasonable attorney’s fees and cost of any such action or actions shall be added to the amount otherwise due, all of which shall be part of the lien. The Board shall also have the right without limitation to restrict, in whole or in part, the use of the facility and the boat slip assigned to the Member by the delinquent Member and/or any other person occupying the Member’s boat slip. No Member may waive or otherwise escape liability for the assessments provided for therein by the non-use or abandonment of his membership.” (*First amended 4/17/85, Book 1284, page 1686, then to this amendment 9/23/96, Book 2084, page 375*).
- **R&R #5b: “Leasing or Non-Member Use of Boat Slip:** No Member shall lease **OR** allow any non-member use of a slip unless the following conditions are met:...(b) Member must be current and stay current on amounts charged to Member’s account (i.e. dues, assessment, fines, etc.)”

Rules & Regulations and Operations Information: No content changes were made to the 2015 documents. The 2016 documents are on the YC Website. A copy will be sent upon your request to the Office.

Reminders:

- **R&R #'s 4, 6, 7 & 8:** state that a copy of the boat registration or vessel documentation, a current copy of the \$300,000 liability coverage, and the tenant information form (if you are renting your slip) must in the YC Office **BEFORE** the boat/vessel can occupy the slip or be on the YC property.
- **R&R #9 “Paperwork Fine”:** “If a boat/vessel is brought into any boat slip or onto the Yacht Club property without supplying the Manager’s Office with the required paperwork a fine of \$25.00 may be imposed and \$10.00 per day **until the paperwork is received or the boat/vessel is removed from the slip and YC property.**”
- **Members are responsible for informing their tenant(s) and/or any guest(s) using their slip about the Rules and Regulations and the Operations Information.**

SPRING REMINDERS:

- **Want to Sell/Rent your slip?** List it on the YC website. E-mail or call the Office for additions/changes.
- **Sun Fades Trailer Markings:** Please check & refresh your markings (OCLYC # ____) as needed.
- **Check your scuppers** – Be sure that leaves, dog hair, barnacle build-up, etc are not blocking your drain system.

YC SLIPS 82 & 99 – We are in the process of listing both of these slips for sale with a realtor. (Hopefully, we can sell these slips soon, and apply the proceeds towards paying off our loans.)

MAINTENANCE ITEMS COMPLETED:

- **Inner Docks:** pole lights, light fixtures & hose holder were changed; cleat at slip 18 finger pier was replaced; north side of wooden fence was repaired, 2 back flow preventers were installed; acorns were cleared from board walkway & floating docks.
- **Lewis Parking Lot:** palms beds were prepared and 30 bags of mulch was spread; 9 areas in parking lot were prepared & filled; north side of wooden fence was pressured washed & the area behind the fence was cleared of debris & trash; decking under trash cans was secured; fence behind electric box, bench and bench board-walkway was pressured washed; trash roll-out & recycle bin were cleaned.
- **Outer Docks:** many loose deck boards were reattached; handrail & post was repaired; 35 boards were secured; at slip 75 a 16' 2x10 board was reattached; safety station holder at slip 77 was secured; piling ring at slip 89 was re-secured; pedestal numbers at slips 97 & 98 were replaced; bulbs & globe at main entrance on Teakwood were replaced; sunken area in Teakwood trailer lot was repaired; locks were lubricated; dock cart wheel & axle was rebuilt

THANK YOU TO THE FOLLOWING VOLUNTEERS:

- **(#38) Greg and Sue Berwald** – for putting up some signs. Sue-for trimming overhanging branches by north ramp of inner docks. Greg-for ordering/replacing parts for 2 fire extinguishers on the outer docks, for repairing spring flap covering on pedestal power outlet, for replacing the guts of a light fixture on the inner floating docks.
- **(#63) Andrew and Denise Shuart** – for pressure washing the swing, north seating area of the inner docks and the walkway up to the east ramp.
- **(#72) Beth Stormer** – for keeping a watchful eye on the outer dock marina.

WE CAN USE YOUR HELP:

Volunteers needed: to pressure-wash the boardwalk, pier, and floating docks. Please call the Office to help.



Hope you have a great Memorial Day weekend