

## OTTER CREEK LANDING YACHT CLUB

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MAY-JUNE-JULY-AUGUST

## **SEPTEMBER 2016 NEWSLETTER**

*Board of Directors: Sue Berwald, Commodore; Pat Spinelli, Vice-Commodore; Mark George, Secretary; Linda Coulson, Assistant Secretary; Andrew Karch, Interim Board Member; and Loretta Whelan, Manager.*

The Board met on September 7, 2016.

### **NEWS FLASH**

**FRED SCHOCK (slip 41)**—recently sold his slip, therefore he can no longer be a Board Member. ***Thank You Fred*** for giving so many years to the YC & the Board of Directors, for your involvement and all the time spent.

**ANDREW KARCH (slip #30)**— was asked by the Board to be an interim Board of Directors Member until the Annual Meeting on January 14, 2017. ***Thank you Andrew*** for accepting.

### **NOV. 28<sup>th</sup> - DEADLINE FOR CANDIDATE SHEETS**

- **THREE Board Member Positions** - will be voted on at the **Annual Meeting - Saturday, Jan. 14, 2017**.
- Each position is for a 2 year term.
- **Terms will expire** - for Sue Berwald, Mark George, and Andrew Karch.
- **Interested in becoming a Board Member? Contact the Office for a Candidate Sheet.**
- Candidate Sheets received by the Nov. 28<sup>th</sup> deadline will be included in Annual Meeting information packet.

### **RULES & REGULATIONS AND OPERATIONS INFORMATION REVISIONS:**

During the past four months situations have arisen that have necessitated that changes be made to these documents. Situations and changes follow.

#### **Please Note:**

- Members are responsible for informing their tenant(s) and/or any guest(s) using their slip about these changes to the Rules and Regulations and the Operations Information.
- The following changes have been incorporated into the “Revised 2016 Rules & Regulations” and the “Revised 2016 Operations Information”. They are now on the YC website.
- A paper or email copy of both these documents will be sent upon your request to the Office.

**Situation #1: CAMA Policy Revision:** CAMA allows only one boat/vessel to occupy a slip. Previously kayaks, paddleboards, canoes were considered in this category. Due to the difficulty of enforcement, CAMA has changed it to only one **registered** boat/vessel is allowed to occupy a slip.

#### **Revised 2016 R&R #12 (f) will be:**

- **CAMA allows only one registered boat/vessel to occupy a slip** - no matter the size of the slip.

#### **Revised 2016 Operations Information will be:**

- **CAMA REGULATIONS:** (*Costal Area Management Assoc*)
  - **Only one registered boat/vessel may occupy any boat slip**, even if there is plenty of room for more.
  - **If a boat lift occupies a slip**, then the boat must be placed on the lift when it is in that slip.
  - **Fines may be imposed by CAMA** for non-compliance of these regulations.

**Situation #2: Vehicles Parking in the Lewis and Teakwood Parking Lots:**

- Some Members have expressed concern that multiple day and overnight parking in these lots is getting more prevalent, AND that if this is allowed to continue there will not be enough places for members/renters and their guests to park.
- **Parking Lot Information:** The **Teakwood Lot** has **13** designated parking spaces for **29 slips** in the outer marina; the **Lewis Lot** has **17** designated parking spaces for **71 slips** in the inner marina. (**Note:** On Sunday, Sept. 4<sup>th</sup> - Lewis Lot had 16 cars parking in the lot during the same time period.)
- **YC Policy has been:** Parking is only for Members/tenants and their guests; parking is temporary for YC related activities; no continuous or overnight parking unless out on your boat.

**Revised R&R #16 will be: VEHICLE PARKING:**

- For YC Members, tenants and their guests is to be in designated areas only at the Yacht Club parking lot off Lewis Drive and the parking spaces at the end of Teakwood Drive adjacent to the trash containers;
- Parking is temporary for YC related activities.
- No overnight or continuous parking unless you are out on your boat.

**Situation #3: Dock Boxes on the Outer Docks:**

- On one dock box - both hinge attachments on the lid have pulled away from their attachment to the box, which resulted in the lid moving off center. On another box - the latch is broken and cannot hold the lid closed, which resulted in the lid blowing open.
- Both malfunctions could cause the lids to become flying missiles during a very heavy wind storm.

**Revised R&R #15 will be: DOCK STORAGE & APPEARANCE:** Nothing is to be stored on the docks with the exception of dock boxes on the outer dock.

- Due to limited space the size, design and installation of future boxes are to be approved by the Board of Directors.
- All dock boxes must be secured to the floating dock.
- All lids must be fastened/secured to the dock box; all hinges and latches must be kept in working order.
- Areas surrounding a Member's slip must be kept safe, neat and orderly.

**PLEASE MEET AND ACCOMPANY ANY PROSPECTIVE BUYER OR RENTER.** Do not send them out on the docks unaccompanied. R&R #2 **ACCESS RESTRICTIONS:** states

- For safety, privacy, security, liability and insurance coverage reasons, the inner and outer docks, piers and slips are for Members and Member's tenants only.
- Any guest on the YC property must be in the company of either a Member or a Member's tenant.

**LEWIS TRAILER LOT REQUESTS: PLEASE...**

- After heavy rains – carefully move your vehicle and trailer so you don't make deep ruts in the soft ground.
- If you work on your boat, remove any parts. There was an incident - someone left a boat light in the grass (which was not visible to the person mowing) and the wires on the discarded light got caught up in the mower.
- Remove bricks, blocks, wood, etc. out of the mowing area when you remove your trailer from the lot. Those items become hidden in the tall grass and are a hazard when mowing.

**UPDATE ON YC SLIPS:**

- **Slip #99** - (a 65 ft slip on the outer dock) - is currently under contract for purchase.
- **Slip #82** - (a 44 ft. slip on the outer docks) - End of Season Special = \$37,500.
- The proceeds from slip sales will first be applied to the bulkhead loan.
- **Incentive Offer** - \$500 for the person who sells slip #82. Note: The following conditions apply: the sale must be completed, all monies received and cleared before the incentive is delivered; Board Members and their families are excluded from this offer.

**WELCOME NEW MEMBERS**

Slip #12 - Otis & Anita Gurkin  
Slip #22 - Kenneth Wiggins  
Slip #41 - Haris Tadzic

Slip #51 - R.J. Whaley  
Slip #70 - Tom Richardson  
Slip #75 - Richard & Kristy Bessette

### **THANK YOU TO THE FOLLOWING VOLUNTEERS:**

- **Barry Taylor and Sara Helsu** (condo residents) – for helping pump out boats.
- **#38) Greg and Sue Berwald** – for ordering and replacing damaged parts for the fire extinguisher boxes; for pumping out boats on numerous occasions; and Greg for continued-update of the YC website.
- **(#39) Andrew Karch** – for witnessing, pursuing, and reporting a boating hit-and-run by a non-YC boater in the inner marina to NC Wildlife Commission. Results - the offender was confronted and he paid for the damages.
- **(#57) Mark George** – for cleaning barnacles out of inner dock weep holes that must be accessed from the water.
- **(#72) Beth Stormer** – for keeping a watchful eye on the outer dock marina.

### **MAINTENANCE ITEMS COMPLETED (from May through August):**

#### **Inner Docks:**

- pop up nails were hammered down, reset, or replaced with screws; loose deck boards were secured repaired, turned or replaced; 10 ft. band board at slips 63/64 was repaired, end of dock section at slip 4 walkway was rebuilt, end of finger pier (at piling for slips 44/45) was repaired, header board at slip 34 was reattached; floating dock end section (at hinge bar by slip 7) was repaired;
- Slip 33 - starboard under the ramp was replaced and a slip strip was installed on ramp; loose rub rail on side of finger pier at slips 9 & 31 was re-attached;
- hose holder at slip 65 and cleat at slip 62 were repaired; pedestal light bulb at slip 66 was replaced;
- north fish cleaning station - water line with clamps and water hoses were reattached; spray hose holder bracket was replaced;
- faucets at slips 35 & 57 and faucet handle at slip 56 were replaced; leaky faucet at slip 32 was repaired;
- back flow preventers - 33 were inspected and tested; preventers at slips 10, 57, 67, 68 and the east fish cleaning station were replaced;
- oysters & barnacles were removed from bulkhead and bolts along whaler at slips 5/6, from the rest of the bulkhead and from all finger piers and pilings;
- board walkway railing - 2 pickets, damaged gate frame, and gate and latches near slips 4-6 were repaired;
- both arm rests on bench (on south side of inner dock) were replaced
- two landscaping timbers were installed in Lewis parking lot;
- trash & recycle bins were cleaned.

#### **Outer Docks:**

- deck boards were secured, repaired, turned or replaced where needed; end of walkway section at slip 89 was repaired;
- board and cleat at slip 78 was repaired;
- pedestal at slip 97/98 was re-attached;
- main water line break was repaired;
- 20 ft. of handrail section was built at entrance to outer docks pier walkway.

#### **OTHER:**

- Holiday decorations – were installed and removed for Memorial and Labor Day weekends;
- numbers on 4 fire extinguisher boxes were replaced,
- 16 signs new signs were installed – (old signs were removed and a frame was built for the signs at the gazebo);
- Lewis Trailer Lot - lock on gate was replaced; dead vines were pulled off fence;
- 2 coats of non-skid paint were put on the wooden ramp at Teakwood Dr. entrance to the outer dock pier walkway and metal ramps were touched up where needed;
- dock carts – were checked periodically; axle and handle were replaced.

**PLEASE:** Notify the Office if you notice any repairs that are needed or of any suspicious activity.



*Have a great fall.*

