

OTTER CREEK LANDING YACHT CLUB

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OCTOBER-NOVEMBER 2016 NEWSLETTER

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

The Board met on November 9, 2016.

WELCOME NEW MEMBERS:

Outer Docks: Daniel Stull & Terry Rockwell - Slip 93; Eva (and Keith) Napolitano - Slip 99
Inner Docks: Daniel Scaringi - Slip 25; Mark & Danica Shepherd – Slip 18
Larry Martin – Slip 14 and Charlie Brooks - Slip 60 (traded slips)

HURRICANE MATTHEW: October 8, 2016

- **Thank you** to those who removed your boats.
- **Seven slips were not vacated.** Invoices were sent per Rules & Regulations #1. Hurricane Warning.
- **Damage Was Minimal** - Repairs are in process or have been completed on the following damage:
 - Outer docks - one finger pier billet; two separated places on the floating dock at slips 73/74.
 - Inner Docks - slip 70 piling ring was pulled from end of finger pier; two ground level electrical boxes by the north ramp were under water.

2017 TAX VALUATION & BOAT SLIP SALES AT LEWIS DRIVE MARINA:

- **A letter (dated 10/7/16) was sent** to Pete Richardson and Jim Hardin at nhcgov.com listing the fair market value of slips sold on the inner marina from 2015 thru Sept. 2016.
- **The intent of this letter** was to make the tax office aware of the current slip value at the Yacht club so that the tax valuation could be adjusted accordingly.
- **Email from Jim Hardin** - dated (10/25/16) stated ‘I received your e-mail & have taken care of for the 2017 re-valuation.’

SLIP # 99 SOLD = BULKHEAD LOAN PAID OFF:

- **One Loan Left** – the SBA Loan for Hurricane Fran. (There is approximately \$160,000 left on that loan.)
- **Designated Funds Account.** The balance left after the Bulkhead Loan was paid off (\$22,125) and the \$12,000 per year previously used on the bulkhead loan payments will be placed into a OCLYC Money Market Designated Funds Account. This account could be used to make an early payoff to the SBA Loan or for an emergency situation instead of needing to take out another loan.
- **This can be done and still keep the dues for 2017 the same.**

RENTING OR SELLING YOUR SLIP?

Notify the Office so your slip can be advertised on the Yacht Club website.

UPDATE ON YC SLIP # 82:

- **Slip #82** - (a 44 ft. slip on the outer docks) - End of Season Special \$37,500
- **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.

MAINTENANCE ITEMS COMPLETED:

- **Fixed Walkway/Pier** – Replaced all lower bolts, washers, and nuts on all cross braces with new 5/8 inch (316) stainless bolts, nuts and washers. (*top bolts are fine*); added new 2.5 CCA treated x-bracing where needed; replaced damaged girders under walkway/pier; replaced heavily corroded girder bolts with galvanized bolts, nuts & washers of the same size.
- **Inner Docks** - Re-secured boards on fence at east end of boardwalk; drove or replaced pop up nails on handrails, etc; repaired fascia board #68; replaced broken connecting rod at #27; repaired section bar at #13; replaced light pole fixture at entrance; repaired water/electric stand at #62; reattached electrical receptacle box on fish cleaning station at S.E. dock; replaced faucet at #21 and faucet handles at #2, #7, #11, #16, #20 & #67; repaired hose holder at #52; prepped and touched up 3 ramps with non-skid paint; cleaned ramp at #35; replaced broken dock cart wheel; cleaned roll trash cans; repaired picket at #8 fire extinguisher.

REMINDERS:

NOVEMBER 28th - DEADLINE FOR CANDIDATE SHEETS

- **THREE Board Member Positions** - will be voted on. Each position is for a 2 year term.
- **Terms will expire** - for Sue Berwald, Mark George, and Andrew Karch.
To date these are the only candidate sheets that have been received.
- **Interested in becoming a Board Member? Contact the Office for a Candidate Sheet.**
- Candidate Sheets received by the Nov. 28th deadline will be included in Annual Meeting information packet.

ANNUAL MEETING ... JANUARY 14, 2017

Saturday at 9:30 a.m.

Katie B. Hines Senior Center, 308 Cape Fear Boulevard, Carolina Beach
Please plan to attend. Sign-in and proxy registration begins at 9:00 am.

THE ANNUAL MEETING INFORMATION PACKET
WILL BE MAILED IN DECEMBER.

WISHING YOU ...



A WONDEFUL THANKSGIVING



A VERY MERRY CHRISTMAS



AND A HAPPY NEW YEAR!