

OTTER CREEK LANDING YACHT CLUB

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FEBRUARY-MARCH 2017 NEWSLETTER

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

The Board met on March 8, 2017.

THERE ARE 2 ENCLOSURES WITH THIS NEWSLETTER

.2017 RULES & REGULATIONS & 2017 OPERATIONS INFORMATION

NOTE: 910-458-5115 ... WILL BE DISCONTINEUD ... *(See header for current numbers)*

WELCOME NEW MEMBERS: TERRY WYCKOFF - Slip 98 & MIKE GRASSI - Slip 20

OUTER DOCK DAMAGE:

- The south end center floating dock got hung up on the piling rings at an extremely low tide. The rings did not move freely with the rising tide and held the southwest corner of the dock by slip 98 under water.
- This caused torque, stress and fractures, which damaged the dock structure. Fortunately, the billets (floatation) were not affected. Most of the area had to be reinforced, repaired, and/or replaced. The costs for this project will be taken out of the Scheduled Expenditures Account.
- While doing the above work, it was discovered that additional work is needed north of the completed area. Thank you for your patience as we proceed with these repairs.
- **Thank you to:**
 - Darin Stormer (slip 72) for noticing and reporting the dock damage AND for suggesting a contractor.
 - Scott Thompson (slip 81) for his help in removing the piling rings and damaged boards that were binding the piling rings. This removal allowed the dock to float freely and prevented additional damage.

MAINTENANCE ITEMS COMPLETED:

- **Outer Docks** - Pilings and piling rings were checked; the main water line, pedestal faces at slip 81 & slip 74/75 were repaired; faucet was replaced and water leak was fixed at slip 83; light bulb was changed at slip 74/75; meter base was checked at slip 78; faucet by freeze protector was replaced; latch, hinges and spring on outer dock gate were lubed; piling rings and header on south end of outer dock were removed..
- **Inner Docks** - Pedestal bulb was replaced; broken water line at slip 00 was repaired; 80 hooks for Christmas lights were installed; leaning finger piers slips 10/11 & 12/13 were checked; slip number at 3, 24 & 31 were replaced/repaired.
- **Other** - Christmas decorations were removed and stored

MATURED CD's – have been reinvested

YC SLIP 82 – We are in the process of listing this for sale with a realtor. (Hopefully, we can sell this slip soon, and put the proceeds into the Designated Funds Account.

THANK YOU! To those who keep watch on the marinas & notify the Office of boats in distress & other problems.

2017 YC TAX VALUATION INFORMATION:

• **Tax Valuation/Appeal History**

PROPERTY LOCATION	2012 ASSESSED VALUATION	2017 ASSESSED VALUATION	DIFFERENCE
Parking Lot 212 Lewis Dr	\$190,400	\$ 170,200	- \$ 20,200 from 2012 valuation
Parking Lot 0 Teakwood Dr	\$115,500	\$110,900	- \$4,600 from 2012 valuation
Trailer Lot 305 Lewis Dr	\$66,500	\$ 66,300	- \$ 200 from 2012 valuation
Trailer Lot 120 Teakwood Dr	\$117,200	\$115,200	- \$2,000 from 2012 valuation
Inner Marina 200 Lewis Drive	\$2,934,900 assessed value \$2,488,300 informal appeal value \$2,289,900 Board of Equalization final value	\$1,527,900	- \$ 762,000 from 2012 valuation
Outer Marina 0 Teakwood Dr	\$304,400	\$1,315,200 (informal appeal filed)	+ \$1,010,800 from 2012 valuation

- **Parking Lots and Trailer Lots** – Valuations all decreased from the 2012 value. (see above)
- **Inner Marina** – Valuation was reduced.
 - Data was sent to the authorities prior to the 2017 assessment containing 2015-2016 slip sale information for inner docks, since there is no public recording of our Membership Sales.
- **Outer Docks** – Valuation increased \$1,010,800 from the 2012 value.
 - **Informal Appeal has been filed** - with an attachment listing the 2015-2016 slip sale information for the outer docks (the fair market values - no foreclosures or short sales; no sales associated with other sales of property (e.g. condo or house).
- **Thank you** - to Greg Berwald (slip 38) for his watchful eye on the tax valuation, his help with the two 2012 appeals, and now with the 2017 appeal process.

REMINDERS:

- **QUARTERLY DUE DATES and DELIQUENT DATES for 2017:**

First Quarter	dues <u>were due</u> by February 28 th	Delinquent if not received by March 31st
Second Quarter	dues are due by May 31 st	Delinquent if not received by June 30th
Third Quarter	dues are due by August 31 st	Delinquent if not received by September 30th
Fourth Quarter	dues are due by November 30 th	Delinquent if not received by December 31st
- **Slip For Sale or Rent? List it on the YC Website:** E-mail or call the Office with information.
- **Mark or Refresh Trailer Markings:** OCLYC # should be clearly visible on the tongue of the trailer.
- **Check your scuppers:** Be sure that leaves, dog hair, barnacle build-up, etc are not blocking your drain system.
- **When your insurance is renewed:** Send a copy of the renewal declarations page to the Office for our records.



Hope you have a great spring and fantastic fishing