

OTTER CREEK LANDING YACHT CLUB

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JULY Through NOVEMBER 2017 NEWSLETTER

*Board of Directors: Sue Berwald, Commodore; Linda Coulson, Vice-Commodore;
Mark George, Secretary, Denise Shuart, Interim Member, Johnny Gurkin, Interim Member and Loretta Whelan, Manager.*

The Board met on November 9, 2017.

NOVEMBER 30th = DEADLINE FOR CANDIDATE SHEETS

- **THREE Board Member Positions** - will be voted on. Each position is for a 2 year term.
- **Terms will expire** - for Linda Coulson, Denise Shuart and Johnny Gurkin.
- **Interested in becoming a Board Member? Contact the Office for a Candidate Sheet.**
- **Candidate Sheets received by the Nov. 30th deadline** will be included in Annual Meeting information packet.

SAVE THE DATE

ANNUAL MEETING ... JANUARY 13, 2018

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.

WELCOME INTERIM BOARD MEMBER:

- **Andrew Karsch** – has sold his YC Membership. Therefore, he can no longer be a Board Member.
- **Procedure** – the Board can ask a Member to fill the position until the Annual Meeting in Jan. 2018. At which time the position will be filled by vote of the Membership.
- **The Board asked Johnny Gurkin (slip 12) to be an Interim Board Member.** *Thank you Johnny for accepting*

WELCOME NEW MEMBERS:

Slip 04

Seth Katz

Slip 39

Adam & Jackie Steiger

Slip 30

Zach & Amber Hunter

Slip 90

Jason Mauldin

Slip 34

Edward Hill & Zachary West

TOO MANY COMPLAINTS ABOUT EXCESS SPEED IN THE INNER MARINA:

- **Please go slow.**
- **Remember... NEUTRAL IS YOUR FRIEND!**

2017 TAX VALUATION UPDATE:

- **Informal Appeal was filed 10/7/16** - 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).
- **Appeal was successful** and the previous value of \$1,315,200 was revised to \$1,121, 700.
- All tax valuations were lowered for the YC's six properties (2 marinas, 2 parking lots, and 2 trailer lots).
- We have received the 2017 taxes for the other 5 properties. All were lower than last year.
- The outer docks taxes will be less, but have not yet received the bill with the revised valuation.

TWO YACHT CLUB SLIPS FOR SALE:

1. **Slip #82** - (44 ft. slip on the outer docks) = \$37,500
2. **Slip #32** - (18 ft slip on the inner docks) = \$11,000.

Incentive Offer - \$500 for the person who sells either of the above slips. 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.

GENERAL MAINTENANCE ITEMS COMPLETED:

- **Inner Docks** – at slip 61 faucet was replaced, hose holder pedestal was reinforced and water supply was restored; hose holder at slip 11 was replaced; at slip 00 electric conduit was repaired and strapped with new clamps on light pole; at slip 69 deck boards were removed and replaced with new boards and cleat; at slip 64; walkway decking and finger pier were repaired; at slip 51 loose and bowed deck boards were secured; at North fish cleaning station deck boards in walkway sections were removed & then reattached for the installation of galvanized support brackets; northwest walkway was cleared of debris and limbs; 66 slip numbers were re-nailed and 7 new ones were installed.
- **Outer Docks** – At slip 90 faucet was replaced; at slip 97/98 pedestal wasp nest was sprayed & dirt bobber nest cleaned out; bad 2x6's on outer dock pier were replaced and removed; deck boards were repaired and loose boards at gazebo were fastened.
- **Other** – trash cans at Lewis parking lot were cleaned/sanitized; dock carts – 2 axle straps were replaced and, broken rod holders on Teakwood cart were rebuilt & installed; caster wheels on main storage gates in Lewis Trailer lot were repaired and realigned; loose boards on walkways/floating walkways were re-nailed; boards were removed and flipped or replaced where needed.

MAJOR MAINTENANCE ITEMS COMPLETED ON THE OUTER DOCKS:

8 bad pilings were sistered with new pilings and bolted to existing structure with galvanized bolts above high water mark and with stainless bolts below the high water mark.

TWO BANKRUPTCY AUCTIONS:

On September 16, 2017 at 10 am there was an auction of slip Membership #90 and then one for the sailboat in that slip.

TRESPASSING:

Both the inner and outer docks are private property owned by the Yacht Club. Access to the marinas is for YC Members/tenants and their guests, ONLY!

RULES AND REGULATIONS # 2 - ACCESS RESTRICTIONS:

- 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.
- All children must be accompanied by an adult.
- The Yacht Club reserves the right to limit the number of guests.
- **Use of any slip without that Member’s permission is prohibited.**

Recently there have been non-member/non-tenant persons consistently on the outer docks fishing. They’ve brought additional people with them, have left fishing line, bait and hooks behind when they leave, and have indicated that they have been “given permission” to be there.

Other than Members/tenants, NO ONE is to be on the docks or using the marinas unless they are in the company of and REMAIN with, the Member/tenant as long as they are on Yacht Club property.

This is unacceptable and has become a problem.

Therefore, THE POLICE WILL BE CALLED AND TRESPASSERS WILL BE REPORTED.

Advanced notice has been given. **Please notify your friends/tenants about the above action that will be taken.**

REMINDERS:

1. **When your insurance is renewed:** Send a copy of the renewal declarations page to the Office for our records
2. **Mark or Refresh Trailer Markings:** OCLYC # should be clearly visible on the tongue of the trailer.
3. **Check your scuppers:** Be sure that leaves, dog hair, barnacle build-up, etc are not blocking your drain system.
4. **RENTING OR SELLING YOUR SLIP?** Notify the Office to advertise on the Yacht Club website.



HAVE A WONDERFUL

THANKSGIVING HOLIDAY