

OTTER CREEK LANDING YACHT CLUB

(Hereinafter referred to as the Yacht Club)

2021 – OPERATIONS INFORMATION

Revised May 14, 2021

HURRICANE PREPAREDNESS:

- Please make **advanced plans** for the removal & storage of your boat/vessel & boat lift (if you have one).
- For safety reasons & as part of the YC's Hurricane Preparedness Plan, whenever a Hurricane Warning is issued **BOTH the water and electricity to the inner AND outer docks will be turned OFF.**

ACCIDENTS: The Yacht Club and/or its agents are not responsible for accidents.

NO POOL PRIVILEGES:

- The Yacht Club does NOT have pool privileges in the HOA pool or pool area.
- Members, tenants, and accompanied guests may use Otter Creek Landing HOA's common-area boardwalkways only.

GO SLOW WITHIN THE CONFINES OF THE INNER AND OUTER MARINAS: This will help:

- Prevent the jostling of moored boats as you move through the marina;
- Lessen sand and soil erosion from wave action in the marsh area between the entrance piling markers and the inner marina itself.

MOORING OF A BOAT/VESSEL:

- **The boat/vessel should be positioned far enough from the edge of the dock so the bow, bow anchor, or bow anchor holder does not hang over and cause a safety hazard or hinder cart traffic.**
- **No part of the boat/vessel (bow, side, stern, motor, etc.) should touch the dock or piling.** This is to prevent damaging the dock/piling or the flotation supports underneath the dock. A fender or edging and its proper placement may be required to prevent this damage.

BILGE PUMP/DRAINAGE SYSTEM:

- **Please check and keep automatic bilge pumps and drainage systems operational.** Thunderstorms can come up quickly and drop a tremendous amount of rain in a short time. Leaves, dog hair, marine growth can hinder scupper operation.
- If you are going to be out of the area, please ask someone to keep an eye on your boat/vessel and make periodic checks.

OIL/FUEL SLICKS: To prevent possible official action from the Coast Guard, CAMA, etc., please make sure there is no oil or fuel discharge from your boat or its bilge into the marina.

NORTH CAROLINA FIRE CODE STATES...

- ***“Fueling of floating marine craft with Class I fuels at other than a marine motor fuel-dispensing facility is prohibited.”*** (FYI: Gasoline is a Class I fuel).
- **Reference source for the above is:** 2012 North Carolina Fire Code; Fire Prevention Chapter 22, titled Motor Fuel-Dispensing Facilities and Repair Garages; page 223, section 2210.4. Web address follows:
http://ecodes.biz/ecodes_support/free_resources/2012NorthCarolina/Fire/12NC_Fire.html

ELECTRICAL SHOCK DROWNING (ESD):

- **How does it happen?** – An electrical fault aboard a boat **AND** a break in the green “ground” safety wire can result in a situation where the only path left for electricity to return to its source is through the water. When this occurs, a potentially dangerous patch of water can radiate out from the boat's underwater metals. Anyone in this patch of water is in danger of electric shock drowning.
- **Electricity in the water** can result in feeling tingles or numbness, becoming paralyzed or in water electrocution.
- **BE CAREFUL in waters around any docks with electrical connections.** (Reminder: YC Rules & Regulations #20 states: “*SWIMMING: No swimming, jumping or diving from the docks, piers or boats/vessels within the marinas.*”)

CAROLINA BEACH IS A “NO DISCHARGE ZONE”:

- **No Discharge Zone (NDZ)** – is an area where the discharge of boat vessel sewage, BOTH treated and untreated, is prohibited. ANY Marine Sanitary Device (MSD) Type I, II or III is prohibited from discharging into the waters of a No Discharge Zone
- **Waters affected by the prohibition** - include waters extending three nautical miles into the Atlantic Ocean along the entire length of New Hanover County, AND as of Feb.22, 2010 the Coastal area around Carolina Beach, Snows Cut, and even sections of the Cape Fear River are now declared a NDZ.
- **Local Pump Out Stations:** are located at the Snow’s Cut State Park Marina, Carolina Beach Yacht Club and Marina (formerly Joyner Marina), Federal Point Marina, and at Carolina Beach Town Marina by the transient docks.

DOCK AREA SHOULD BE SAFE and NEAT:

- Please keep all lines, hoses, & electrical cords around your slip in neat order and placed to minimize tripping hazards.
- Nothing else should be left on the dock surrounding your slip.

PLEASE CLOSE and LATCH OUTER DOCK GATE:

An open gate invites entrance. Having to unlatch the gate to enter a NO TRESSPASSING area may deter unauthorized persons that are not Members, tenants, or their guests. Your cooperation is appreciated.

SECURITY:

- **Remove** key, valuables, fish poles & electronics from your boat.
- **Lock** things up in your boat or car.
- **Call 911** - If you notice suspicious activity, or have theft/vandalism to your boat or car. (*Dispatch will contact CB Police*). Also, please notify the YC Office.

TRASH: Please help keep the Yacht Club areas clean and help the recycle effort.

- Trash containers (at both the inner and outer docks) are for your boating/fishing trash.
- **Blue Recycle Carts:** are for metal & aluminum cans, glass bottles & jars, plastic containers, paper, non-waxed cardboard. **NO PLASTIC BAGS or Styrofoam of any kind OR hazardous wastes or their containers.**

COLD WEATHER:

1. **Ambient Freeze Protectors** – turn on automatically when the temperature nears freezing and turn off when the weather warms up. Water runs continuously while in operation to keep the lines from freezing.
 - **Locations** - inner docks by slip #1 on the south side of the east ramp; outer docks at the north end of the floating docks between slips #82 & #71.
2. **Hard freeze Prediction** - both the inner and outer dock systems will be drained to prevent pipes and valves from freezing.
 - **Water will remain off** until there is an improved weather forecast for at least three (3) consecutive days.
 - **Turning the water on and off** shall be done only by an authorized person.

CAMA REGULATIONS: (*Costal Area Management Association*)

- **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** & the Yacht Club for non-compliance of these regulations.

FLAGS, SIGNS & BANNERS ON BOATS:

- As a courtesy to other members, as well as neighbors in the surrounding condos, and houses, flags, signs, and banners larger than 150 square inches should NOT be flown or displayed on any boat moored in the Yacht Club marinas, UNLESS the boat is occupied.

QUESTIONS OR REQUESTS: Should you have an issue you would like the Board to consider, please present it in writing (by mail or email), stating the issue and the reasoning behind your request.

FOR YACHT CLUB MEMBERS

1. QUARTERLY DUES DATES , FINES, LATE CHARGES & FEES PROCEDURES:

a. Dues-

First Quarter Dues	due	by February 28 th	delinquent	if not received by March 30 th
Second Quarter Due	due	by May 30 th	delinquent	if not received by June 30 th
Third Quarter Dues	due	by August 30 th	delinquent	if not received by Sept. 30 th
Fourth Quarter Due	due	by November 30 ^t	delinquent	if not received by Dec. 30 th

- b. **If payment is not received by the delinquent date listed above, a \$25 late fee will be charged AND a \$25 late fee will be charged at the end of each month until the account is current.**
- c. PAYMENTS RECEIVED WILL BE APPLIED TO OLDEST INVOICE ON STATEMENT.
- d. If Member does not bring account current, **then Member/tenant/user will be denied use of the slip and YC property.**
- e. **Any use of the slip or YC property after the denial-of-use notification will result in trespassing charges and/or legal action.**
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2. ASSESSMENT DAMAGES AND FINES PROCEDURE:

- a. **REMINDER FROM:** Declarations, Article IV, Covenants For Maintenance Assessments, Section 7:
“ASSESSMENT FOR REPAIRS OF DAMAGE CAUSED BY FAULT:
If a member, assignee or lessee, or one of their guests, damages or destroys by his or her fault any of the property in the common area including the docks, boat slips and other facilities, the Board shall levy a special assessment upon the owner of that membership for the full cost of repair or replacement of such damage or destruction.”
- b. **An invoice** or letter (with payment due date and delinquent dates) will be issued to the Member for the amount of the damage assessment OR fine.
- c. Procedures listed under 1b, 1c, 1d, & 1e above will then apply.
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3. HURRICANE DAMAGE PROCEDURE:

If damage is caused to the slip or YC property by a boat left in a slip after a hurricane warning was issued:

- The YC will notify the Member that arrangements must be made with the tenant/user and the insurance company covering the boat.
 - The parties to the insurance claim will be the boat owner’s insurance company and the slip member. The YC is not a named party with the claim.
 - The YC will contact the contractor that will be used for YC repairs. That contractor will determine the amount of damage done by the boat and write an estimate of repairs necessary to rectify the situation; the estimate for repairs will be sent to the Member for filing the insurance claim.
 - The insurance claim check will be sent to the Member and the Member will pay the YC.
 - The Member’s account will be charged the amount of the estimate for the repairs, which will be due 60 days thereafter.
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4. LIABILITY ISSUE REMINDER: (from our insurance company)

- The YC property, pier walkway, floating docks and slips are private property. No one can be on them unless they are a member, tenant, or authorized user.
 - Anyone else must be in the company of the member/tenant/authorized user the whole time.
 - PLEASE do not tell others that they can come onto the floating docks, pier walkway or YC property to fish/catch bait or launch/retrieve a paddleboard/kayak or watch the fireworks/flotilla.
 - **Anyone NOT in the company of a member, tenant, or authorized user will be considered trespassing.**
 - **Please be sure your tenant/authorized user is aware of this.**
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5. **CONTACT INFORMATION FOR OTHER YC MEMBERS:**

The Yacht Club is governed by the Articles of Incorporation, Declarations, By Laws and their amendments and by Chapter 55A of the North Carolina Nonprofit Corporation Act. This statute requires that (upon written request from a Member) a list be made available containing the YC Members' names and addresses and the number of votes each member is entitled to cast. (YC Members are entitled to one vote per slip Membership.) Contact the YC office in writing, if you would like a copy of this list.

6. **IF YOU DECIDE TO SELL YOUR MEMBERSHIP OR LEASE YOUR SLIP:**

- Contact the YC office and request either the **Membership Sale/Transfer Packet** or the **Tenant/User Info Packet**.
 - Each packet has all requirements, info and paperwork necessary to help you correctly accomplish your goal.
 - **If you want to advertise your slip for sale or rent (or both) on the YC website**, contact the office and make your request. (Give your slip #, slip size, asking price for selling or renting (or both), first name and cell phone.) Please notify the office when you no longer want your listing posted.
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