



OTTER CREEK LANDING YACHT CLUB

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DECEMBER 2022 NEWSLETTER

Hope you had a wonderful Thanksgiving

2023 ANNUAL MEETING NOTICE

Saturday, JANUARY 14, 2022

9:30 am at Katie B. Hines Senior Center, 308 Cape Fear Boulevard, Carolina Beach

2023 Business that needs completed
Approval of January 2022 Annual Meeting Minutes
Approval of 2023 Budget
Election of three Board Members

Three Board Member positions will be voted on for a 2 year term.

Terms will expire for Sue Berwald, Jason Mauldin, and the interim Board position

(Note: When Mark George moved Brent Cousins was asked to fill the interim position until this meeting)

If you are interested in running for one of these three open Board positions, PLEASE:

Complete and return the attachment "2023 Board Candidate Sheet" ASAP, but NO later than Dec. 23, 2022.

2023 ANNUAL MEETING PACKET WILL BE EMAILED
the beginning of January

It will contain the 2023 Budget AND the submitted Board Member 2023 Candidate Sheets

IMPORTANT MEETING ATTENDANCE INFO:

1. A quorum of 51% of eligible memberships must be at the meeting in person or represented by proxy for the meeting to open.
 - If there is not a quorum, then the meeting cannot be held and it will have to be re-scheduled.
2. It's very important that you **attend or send in a proxy** if you cannot be there.
3. PROXY - is attached if you already know you will not be attending or are not sure.
(If you do end up attending, you can pick up your proxy when you sign in and then vote it yourself.)

HEADS UP ABOUT THE 2023 BUDGET:

1. There has not been a dues increase since 2014.
2. The following projects are scheduled for next year
 - Repair/rebuild outer docks railings and walkway
 - Repair/rebuild areas on the inner docks board walkway, floating docks and finger piers
3. There has been a huge increase in materials and labor costs
4. For these reasons the dues will need to be raised to cover the increase in maintenance and material costs and to rebuild our funds.
 - We are waiting to close out the current year, so a more educated decision can be made. We will try to keep it as low as possible.
5. The proposed budget will be emailed to you in the 2023 Annual Meeting packet the beginning of January.

SINKHOLES-

1. Sinkhole in front of 900 building Condo
 - Thank you to the HOA for checking their sprinkler system, finding a leak and then repairing the leak.
 - South Cape Maritime has filled in the hole.
2. **Sinkhole at NE corner of bulkhead going to HOA pool**
 - This area has been repaired. Two drain holes were added and the areas was filled in with sand.

IAN STORM HIT CAROLINA BEACH the end of September 2022:

1. A Hurricane Watch was declared for our area, but it was never updated to a Hurricane Warning.
IT SHOULD HAVE BEEN!
2. **There was HIGH water.** That storm hit at high tide (with a full moon).
 - ALL THE MARINA RAMPS WENT "UPHILL"
 - Water was almost touching the bottom edge of the outer docks walkway
 - The grassy area between inner docks north board walkway and the HOA 900 Condo building bushes was filled with water.
3. **There were High winds** - resulting in high waves coming from the southeast.
 - a. Inner Docks – Bow line broke on one boat
 - b. Outer Docks - had 3 boats affected by the storm
 - Bow line broke on one boat. It took 5 men to pull it back to the finger pier and re-secure it
 - Bow line broke and boat twisted in the slip with waves washing over the stern of that boat. Fortunately it did not sink; just took on a lot of water.
 - Bow line broke a sailboat and one of the its sails was ripped to tatters
4. **Damages to the YC property caused by boat in the slip were**
 - Piling ring damage by the "sinking" boat
 - End finger pier piling broke because a bow line was tied to the piling
 - A piling ring was damaged by boat being blown back into it.
5. **Damage Repairs to YC property were or will soon be completed by South Cape Maritime**

BELOW APPLIES TO BOTH MEMBERS AND TENANTS.
PLEASE PASS INFO ON, if applicable.

THINGS WE LEARNED FROM THE IAN STORM:

- 1. Inspect your tie down lines. Make sure they are adequate and are not frayed.**
- 2. No line(s) can be tied to any piling within the finger pier and floating dock system**
 - The piling is a fixed structure which does not move when the tide changes.
- 3. No cleats or hooks can be installed on any piling within the finger pier and floating dock system**
 - Any protrusion can get hung up on the piling ring as it moves up and down the piling, especially during extremely high tides and storms.
- 4. Outer Dock boats on the east side (slips 71-81) & south side (slips 97, 98, 99) should consider mooring your boat bow out.**
 - This will prevent wave action from washing over the stern of your boat and swamping it.

COLD WEATHER: The YC keeps the water on during the winter months, unless there is a hard freeze warning.

- 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;
Inner docks - opposite slip #69 on north side of floating docks;
Outer docks - between slips #82/#71 (under life ring) at north end of the floating docks
- 2. When there is a HARD FREEZE PREDICTION** - both the inner and outer dock systems will be turned off and 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 whole water system on and off** shall be done **ONLY** by an authorized person.

- 3. STARTING NOW: Please disconnect and drain your hose when not in use - (or remind your tenant).**
This will help prevent the splitting of the hose & damage to the back flow preventer during a freeze.

WELCOME NEW MEMBERS;

- **Inner Docks – slip #44** - Justin and Erika LaNasa



WISHING YOU A VERY MERRY CHRISTMAS



AND A HAPPY, HAPPY NEW YEAR!