

OTTER CREEK LANDING YACHT CLUB

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AUGUST 2019 NEWSLETTER

NANCY BUSOVNE (YC Manager) HAS GIVEN NOTICE.

Her last day will be September 8, 2019. The Board and Yacht Club thank Nancy for her time with us and wishes her well in her present and future endeavors.

- The Board met on July 19, 2019 and decided it would better serve the Yacht Club moving forward to separate the responsibilities for managing the YC into two part-time salaried positions. (*see below*)

TWO PART-TIME SALARIED POSITIONS AVAILABLE

Otter Creek Landing Yacht Club, Carolina Beach, NC

OFFICE ADMINISTRATION/BOOKKEEPER

and

PROPERTY OPERATIONS/DOCKMASTER

Email request for job description to:

officemanagerOCYC@yahoo.com

or

propertymanagerOCYC@yahoo.com

- Should you or anyone you know be interested, please pass along the above information.
- We are hoping to fill both positions on or before Sept. 4, 2019.
- **Phone number, email address, mailing address & website for the YC will remain the same** (*see header*).

THE BOARD WOULD APPRECIATE YOUR HELP (as we get ready for the new managers):

- If your contact information (mailing address, email, phone, etc) has changed for you and/or your tenant, Email updates to the Office.
- For the boat in your slip or on YC property, check to be sure the boat identification number is correct and the liability insurance is current. Email updates to Office.
- If you are leasing your slip or allowing someone to use it, there is a form that **MUST** be completed **BEFORE** the boat can occupy the slip. If current form is not on file, request the "Tenant/Non-Member Information" form; complete it, and return it to the Office.
- If you have a trailer in one of the two trailer lots, be sure it is marked with OCLYC and the # of your slip. If not, please do so immediately. Only boat trailers of Members are allowed in the trailer lots, on a first come-first served basis. No renters or non-members may store in these lots.
- Lastly, if your financial obligations are delinquent, please bring them up to date.
- Third quarter dues are due on August 30th. Please pay them early, and ASAP would be most helpful.

HURRICANE SEASON IS UPON US:

- It runs from June 1st until November 1st
- Past Hurricanes occurrences -Hurricane Irene - August 2016, Hurricane Matthew - October 2016, Hurricane Florence – September 2018.

REVIEW& MAKE YOUR HURRICANE PREPAREDNESS PLANS:

- Plan to remove your boat early (after the Hurricane WATCH is issued). If you wait until after the WARNING is issued, the Wildlife Ramp can be chaotic and the winds higher - making removal more tedious.
- If you have a dock box, tie down the lid. (The hinges and small clasp are not strong enough to keep the top on.)
- If storing your boat in the trailer lots, remove all items that could blow away.
- If you have a tenant or are allowing someone use of your slip, make contact and be sure they have plans to remove the boat.

RULES & REGULATIONS # 1: HURRICANE WARNING:

In the event of the issuance of a **HURRICANE WARNING** for the immediate area **ALL BOATS/VESSELS MUST BE REMOVED FROM ALL BOAT SLIPS WITHIN 24 HOURS FROM THE TIME THE WARNING IS FIRST ISSUED.**

FAILURE TO REMOVE before the **24 hour** deadline will result in a fine of five hundred dollars (\$500) to the Member whose boat slip has not been vacated. In addition, the Member will be held responsible for any damages to the docks determined to have been caused by the boat/vessel that was left in the Member's slip.

This rule was re-affirmed per majority vote of the Membership on July 10, 2013.

LIABILITY INSURANCE:

- Check liability insurance coverage for your boat *AND for any boat that will use your slip*
- Liability usually covers damages caused by the operator. Will your insurance pay for property damages done by the boat in your slip? (e.g. it sinks and damages the docks?)
- Will it pay if the boat is left in the slip after a hurricane warning is issued and causes damage to the docks?
- After Hurricane Florence we learned of one policy that will not cover damage done by a boat if there is a mandatory evacuation. (The YC rule clearly has a mandatory evacuation when a hurricane warning is issued and the Town of Carolina Beach issued one for Hurricane Florence.)

Note: *Be advised that direct questions about above specifics to your insurance company may result in non-answers, insurance speak, and gibberish. A direct answer to these questions is almost impossible to get, so if your company **does provide concrete coverage answers**, please let the Office know who your company is so we can pass the info along to the Membership.*

- **Be careful who you rent to or let use your slip. You may be out quite a bit of money if they won't pay.** There was an instance after Hurricane Florence that the renter has refused to pay for the damages caused by his boat. The boat owner's insurance would not cover it. The renter told the Member he would have to sue him to collect the money.

Note: *Depending on the insurance coverage, you may want to think about requiring a damage deposit (like they do for condo/apartment/house rentals).*

REMINDERS FOR BOTH OLD AND NEW MEMBERS:

- **Please re-read your rules & regulations and operations information:**

- If you have a tenant or are letting someone use your slip, the "Tenant/Non-Member Form", boat registration and insurance info must be in the YC Office **BEFORE** the boat can occupy the slip. There may be a \$25 fine and a charge of \$10 per day until everything is received or the boat is removed from YC property (R&R # 5 & 7).
- Member/tenant **must accompany any guests** when on the Yacht Club property (inner or outer floating docks, the pier walkway and gazebo (R&R #2)). This is has come from our liability insurance carrier.

- Kayaks, paddleboards, canoe launch and retrieval is for Members and tenants only. It must be at the designated sites in the marinas or from your slip. Do NOT use any other slip with out approval and do not give verbal permission for someone else to do so. **The Member or tenant must personally be present at the launch and retrieval time.** This is a liability concern from our insurance carrier. (R&R #12)
- Be sure the boat in your slip is moored so the bow does not protrude into the floating dock walkway so that dock carts can pass AND that electric cord, hoses and/or lines are placed so they are not a trip hazard.
- After use of the dock cart, please return it to storage area in the parking lot, so it's available for the next user.
- Navigation is tight at the west end of the inner docks. Remember: **NEUTRAL IS YOUR FRIEND.** Go slow!

WORK UPDATE: (8.10.19)

1. **SKIPPY WINNER** – (YC contractor for Hurricane Florence repairs) is back on the job. A tough and miraculous recovery after the accident. He has started working, even though he is still hurting.

2. **OUTER DOCKS - FLOATING DOCK SECTION WORK IS COMPLETE** -

- The wooden apron at the bottom of the aluminum ramp will be replaced with a new aluminum one.
- Dock boxes have been re-attached. There are some finishing touches that still need to be completed.

• **Some hoses have not been claimed & returned to their slip pedestal. – They are now at the gazebo. Please claim your hose by August 31st or they will be discarded.**

3. **FUTURE PILING WORK:**

- All piling work will be done at the same time – including those damaged in Hurricane Florence and others that are too short or wormed out in both the inner and outer docks. The barge and crane are expensive to rent, so it is more economical to do all piling work at one time.
- Some of the outer dock pilings need to be 65-70 ft in length. They need to go through the 17 ft of muck and then down into the hard pan below for a good hold. Then there needs to be enough height above so the finger piers won't float over the top during a storm surge. (There is a 55 ft piling out there that needs replaced. It was ALMOST too short and we are lucky we didn't get the Florence surge that was predicted.)
- Only a large crane and barge can do this removal and installation job. That equipment is out of our area right now, but should be back later in September to do some work for the Town of CB.
- Start date for our piling work will probably be around the beginning of October.
- If your boat needs moved for this work - you will be notified a few days before the piling work begins and asked to move your boat to another slip.

4. **INNER DOCKS – WORK THAT NEEDS DONE**

- **Northeast corner of bulkhead by north ramp**- sand washed out from an area between the old and new bulkheads during Hurricane Florence. Skippy will repair the bulkhead and replace the sand.
- **Finger Pier between slips 70 & 00** – will be removed and replaced with one that is being adapted from the floating dock material that was removed from the outer docks.
- **Finger piers between slips 10 & 11 and 12 & 13** – will also be repaired/rebuilt from outer docks materials

5. **EXPENSES PAYMENT:**

- **All expenses related to Hurricane Florence** – have been & will be paid out of the Self-Insured Account.
- **Hurricane Related costs to date** – Dock repairs = \$87,000 and Electrical repairs = \$8,500.
- **Non-Hurricane related expenses** – will be paid out of the Scheduled Expenditures Account.

PLEASE REPORT ANY MAINTENANCE NEEDS OR SAFETY CONCERNS TO THE OFFICE.



Have A Safe And Great Labor Day Weekend