



OTTER CREEK LANDING YACHT CLUB

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NOVEMBER 2021 NEWSLETTER

REMINDER: WE ARE STILL IN HURRICANE SEASON –

It runs thru November 30, 2021 - PLEASE BE PREPARED!

HOPEFULLY, the Covid pandemic will allow us to have an in person Annual meeting. Plans are:

2022 ANNUAL MEETING NOTICE

Saturday, JANUARY 8, 2022

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

2022 Business that needs completed

Approval of January 2021 Annual Meeting Minutes

There were no minutes, since the meeting was not held due to Covid

Approval of 2022 Budget

Election of two Board Members

NOTE Two Board Members will be voted on. Each position is for a 2 year term.

Terms will expire for Johnny Gurkin and Linda Coulson

Interested in running for one of the two open Board positions? PLEASE:

Complete and return the attachment "Candidate Form-2022 Board" ASAP, but NO later than Dec. 18, 2021.

2022 ANNUAL MEETING PACKET WILL BE EMAILED
the end of December/beginning of January

It will contain the 2022 Budget AND Board Member 2022 Candidate Sheets

All business was done by mail-in ballot, so there were no 2021 Annual Minutes

Packet will also confirm what type of meeting this will be – IN PERSON or MAIL-IN BALLOT

WELCOME NEW MEMBER: Inner Docks - Slip #54 – Erica Jenkins

RIGHT NOW THERE IS ONLY ONE SLIP FOR SALE & ONE SLIP FOR RENT:

- Should you choose to do either, contact the Office with your info so it can be posted on the website.

PILING CAPS WERE INSTALLED AT THE OUTER DOCKS:

- They were placed on top of the main floating dock and finger pier pilings.
- Hopefully, this will lessen the perching of sea gulls/pelicans/cormorants and result in less MESS on the docks.

REQUEST: Please help keep the docks clean. (or remind your tenant)

When at your slip, please spray the bird/otter poop off of the floating docks and finger piers in your area

PROPOSED DOCKS AT 106 & 108 TEAKWOOD DRIVE:

Hopefully, negotiations between the YC, 106 & 108 Teakwood Dr and CAMA (Costal Area Management Authority) for the needed permits will be completed soon and be agreeable to all.

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 AND **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 water whole 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.

SBA (Small Business Association) LOAN FOR HURRICANE FRAN HAS BEEN PAID: (The YC is debt free)

- The money to pay off the loan was taken out of the Designated Funds Account.
- The YC will now make monthly payments into the Designated Funds Account until the loan amount is replaced. This will save the YC \$300 per month in interest payments.

INNER DOCK CONCERNS:

1. **5 Pole lights** on the south side of inner board walkway **and one by the gate** at the outer docks pier **were not working**. An electrician was hired to find the problem. Work was completed & those lights are working now.
2. **Firming up the center surface area between the trailers in the Lewis Trailer Lot** – A contractor was to put crushed asphalt down the center so traction and vehicle maneuvering would be easier in wet weather. The contractor never came through. Other contractors are now being investigated.
3. **Sand loss** - behind the northeast bulkhead (by the north ramp going towards the HOA pool).
 - The area was repaired previously, but another problem has arisen. This will be addressed.
4. **Fracture in the north bulkhead wall** near the mud line opposite slip #49
The wall is deforming and bowing out. Marine contractors/engineer will be contacted for evaluation.

REQUESTS: please, please, please!

Concerning - Insurance Declarations page showing the \$300,000 liability policy for the boat in your slip.

- **Make a note to yourself (or remind your tenant) that when you pay your boat insurance to immediately send a copy of the Declarations page to the YC Office.** (Thank you to those who do this!)

When your tenant will no longer be renting your slip, please notify the Office.



WISHING YOU A VERY HAPPY, HEALTHY AND WONDERFUL THANKSGIVING!