



The Pointer

October 1, 2020

From the Editor *by Bill Whitehead*

Upcoming Events

- Daily Iberian Fall Series Race #1, Saturday, October 10, skipper's meeting at 10:00 am
- October Social, Saturday, Oct. 10, 6:00 pm
- Daily Iberian Race #2, Sat. Oct. 24, skipper's meeting at 10am
- Semi-Annual Membership Meeting on Saturday, November 14

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Hurricane Laura Clean-up

We want to extend a big thank you to everyone who came out to help on the Hurricane Laura Clean-Up Day on Saturday, September 12. We're extremely grateful for your help!

It will be necessary to repair the pump shed. There's not as much equipment in there anymore so the proposal is to scale it back. The frame for the fish cleaning station survived, so we'll try to integrate that in the plan.



CYC Weather Data Instructions

The CYC clubhouse has had an Acurite weather sensor attached to the roof for several years. The sensor is wireless and reports wind, temperature, humidity, dew point, barometric pressure and rainfall data. The equipment was damaged by Hurricane Barry in 2019 and, when replaced, we added a lightning detector and a remote battery pack to eliminate (dreaded) trips up the clubhouse roof to change the batteries. We are trying hard to make sure the weather data is consistently available, however, extended power outages may require a trip to the Point to make a "hard" reset. The roof-mounted sensor damaged by Barry has been repaired so we have a spare available.

Members can access the weather data



three ways:

At the clubhouse, under the television, we have two Acurite digital displays (screens). The second display was needed to accommodate the new lightning activity data. The original display was retained because it has internal batteries that help the weather system recover following power outages. Both displays are consistent in the wind, temperature and rainfall data they display originating from the rooftop sensor. The lightning sensor also reports temperature and humidity data but, being in a more "protected" location on the deck, the temperature and humidity readings differ slightly. In addition to real-time information the new display with the short antenna can also display charts with recent history.

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Recent capital projects have involved the bulkheads, the loading ramp, clubhouse floors and wet slip pilings and walkway replacement.

Clarification on the Dues Increase

We received some questions about the recently announced dues increase and wanted to provide some additional clarification:

Repairs to the electrical panel that supplies electricity to the "wet slips" were projected to cost \$4,000. This became an urgent project because power had not been restored to the wet slips. (Power was restored 9/25) The Board approved a proposal to allocate the \$4,000 cost of that repair to the occupants of the wet slips as a special assessment. There are seventeen wet slips, so the amount assessed to each wet slip for this electrical panel repair is \$235.29. The plan is to bill wet slip occupants quarterly over the next year (approx. \$59 per quarter).

In August the CYC had 122 members. With the dues increase announced (from \$90/quarter to \$150/quarter) the club's projected annual dues revenue increases from \$43,920 to \$73,200. The increase in the rental fee for wet slips is \$20/month and is anticipated to increase CYC annual revenue by \$4,080. The funds generated by the wet slip rental fee increase are earmarked for repairs and maintenance of the wet slips. The rental fee increase announced for "dry slips" is \$10/month (from \$24/month to \$34/month) and is projected to generate an additional \$2,280 in annual revenue for the club (assuming all 19 available dry slips are occupied).

This is the first increase in the monthly member dues since 1980. Wet and dry slip

rental fees have been increased since 1980.

Expenses

Club expenses can be categorized as recurring such as for the loan (principal & interest), utilities, services (accounting) and routine maintenance (lawn, HVAC) and capital projects - larger maintenance projects or repairs. The monthly electric bill ranges from about \$225/month in winter to as much as \$521 in summer (August 2020). As you would expect, some expenses have been affected by inflation with the dumpster service, CYC's New Iberia PO Box, property insurance, internet connection all receiving recent annual cost increases over 20% (remarkably, the Direct TV bill has only gone up 5% annually).

Recent capital projects have involved the bulkheads (approx. \$100,000), the loading ramp (\$45,000), clubhouse floors (\$5,400) and wet slip piling and walkway replacement (approx. \$30,000). In 2018, the club spent \$12,930 transporting and placing concrete "rip rap" donated to the club to shore up the Bay-side bulkhead. We periodically bring in loads of limestone to fill in low spots in the parking lot. Purchasing and transporting each load typically costs \$800. Fortunately we have a member with a tractor who volunteers his time and equipment to spread the limestone around where needed.

The bulkhead repair was partially financed with a special assessment on the membership with the balance rolled into the club's loan when it was refinanced.

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The short & sweet of it is that dues have remained the same since 1980, but the cost of everything else has continued to rise.

Clarification on the Dues Increase *continued*

The refinancing was effective in lowering the club's interest expense and also provided some savings on insurance. The CYC has benefited from litigation related to the BP Deepwater Horizon punitive damages settlement with most of that "windfall" being applied to the loading ramp project.

Future Capital Projects

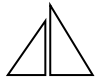
The reason for the dues increase is to generate funds for several major repair projects needing immediate attention. Listed below are the current estimates for these projects.

CYC Treasurer Michael Lamperez provides some insight on the dues situation:

I'd be happy to send you or any member the monthly Treasurer's reports. I have and will continue to present them for viewing at the semi-annual general membership meetings, as well. The short &

sweet of it is that dues have remained the same since 1980, but the cost of everything else has continued to rise. We have gotten away with borrowing funds and refinancing debt to cover major maintenance expenses in the past (bay-front bulkhead and the boat ramp) and we have been fortunate to receive funds, such as BP settlements, but the constant need for major maintenance & repairs continues and we simply cannot continue to saddle the club with debt to cover these repairs. The current dues covers our insurance, bank note, utilities & general maintenance and leaves us with a little reserve, but with the facility approaching 40 years old, deterioration has taken its toll and the time has come for major repairs that our current dues structure simply cannot support. I or any board member would be happy to discuss this with anyone; my phone number is below.

*Michael Lamperez
CYC Treasurer 337-519-8827*



Major Capital Projects	Estimated Cost
Staircases, handrails and decking	\$70,000 - \$80,000
Wet Slip Pilings and Walkways between Slips	\$28,000
Replace Clubhouse Windows	\$6,000
Wet Slip Electrical Panel	\$4,000 <small>note- work completed in September</small>

Total estimate cost for major projects = \$108,000 to \$118,000

Projected Income Before and After Dues Increase

Before Increase	Count	Monthly Dues/Fees	Monthly Income	Annual Income
Members	122	\$ 30.00	\$ 3,660.00	\$ 43,920.00
Wet Slips	17	118.94	2,021.98	24,263.76 [1]
Dry Slips	19	24.00	456.00	5,472.00 [2]
			\$ 6,137.98	\$ 73,655.76

After Increase	Count	Monthly Dues/Fees	Monthly Income	Annual Income
Members	122	\$ 50.00	\$ 6,100.00	\$ 73,200.00
Wet Slips	17	138.94	2,361.98	28,343.76 [1]
Dry Slips	19	34.00	646.00	7,752.00 [2]
			\$ 9,107.98	\$ 109,295.76

Projected Increase in Annual Income
\$ 29,280.00
4,080.00
2,280.00
\$ 35,640.00

1. Monthly rental fees for the wet slips vary by the size of the slip and range from \$100 / month for the smallest slips to \$126 for the largest. The current average is \$118.94. After the \$20/month increase the average will be \$138.94.
2. Income projections assume all available slips are all rented, every month, all year. However, we typically have vacancies in the dry slips and some are only rented seasonally.



Almost like Facebook, you want to "follow" the Cypremort YC.

Device ID:

24:C8:6E:0B:5D:FF

CYC Weather Data Instructions *continued*

From the internet by going to Weather Underground (wunderground.com) and searching for weather station name: Cypremort Yacht Club, weather station ID: KLALOUIS7

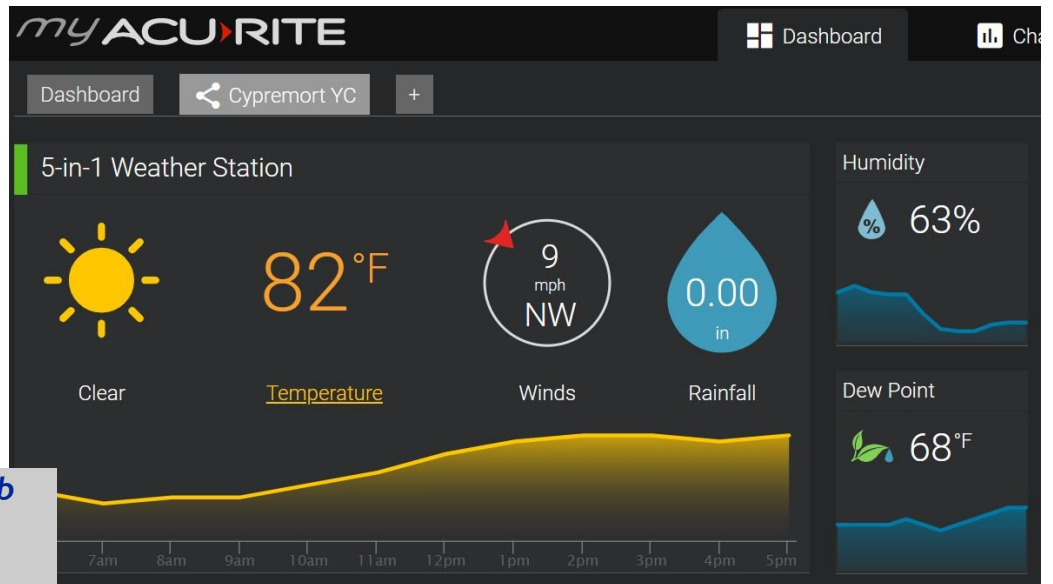
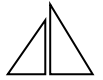
<https://www.wunderground.com/dashboard/pws/KLALOUIS7#history>

AcuRite provides a nice laptop or desktop PC application called *MyAcuRite*. It has the same "dashboard" and history views available on the monitors at the clubhouse. The *AcuRite.com* and *MyAcuRite.com* websites also have technical information and FAQs to help you setup and connect to the weather data you need. To access the Cypremort YC weather data you will need

the **Device ID** explained below.

Windfinder.com also receives wind data from our weather sensor.

On your cellphone using the *MyAcuRite* application. Set up an account using an email address and a password. Almost like Facebook, you want to "follow" the Cypremort YC. To do that you need the twelve character "**Device ID**" for our sensors... **24:C8:6E:0B:5D:FF** *MyAcuRite* can "follow" multiple devices in several locations. When the app starts there's normally a message saying "No Devices" just select the tab for Cypremort YC and *MyAcuRite* will grab our current data from its server.



Cypremort Yacht Club

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