



The Pointer

September 4, 2020

From the Commodore *by Butch Leger*

Upcoming Events

- We look forward to Labor Day Weekend because it marks the start of fall sailing: cooler (in theory) weather and better wind. Up North they're scheduling the date their boats get hauled out! **Have a great Labor Day Weekend!**
- All formal events are still postponed due to the COVID virus

Inside this issue:

Hurricane Laura Recap	1
Rationale for CYC Dues Increase	1-2

Hurricane Laura Recap

We pray that all our members were able to ride out Hurricane Laura with minimal damage and inconvenience. Thank you to all the members who helped prepare the clubhouse and property for the storm. This was a big help and the effort comes at a time when you are also worried about your personal boat(s), camp and home.

Reports from members who have been to the CYC property suggest the repair effort will be similar to Hurricane Barry in 2019. The first floor dressing rooms and storage



Rationale for CYC Dues Increase

At every CYC Board Meeting there is a report from the House and Grounds committee. The committee chair's report includes observations on the facility: club house, bulk heads, boat slips, loading ramp, parking lot; the status of any repairs: completed, in progress, or needed. It is usually the longest segment of each board meeting. The club's location at the tip of the Point is ideal for boating and entertaining but the salt water, wind, erosion and sun make for a tough environment.

During these discussions it has become apparent that several major repairs need

area had water inside and doors were damaged. The lower deck area is missing boards and some benches. An electrical panel that supplies power to the wet slips is out. We already had plans to replace this electrical panel. The structure known as the "pump house" was damaged again losing more siding and roof materials and the fish cleaning station got wiped out.

In summary, CYC was mostly spared and we're extremely grateful!



immediate attention. The wooden stairs, railings and deck at the clubhouse have been repaired, reinforced, or replaced over the years but have reached a critical stage. Earlier this summer the Southside stairs were closed off because they were considered too dangerous to use. The railings in some places have too much "play" as the wooden beams they are attached to on the underside of the deck have weakened (rotted). The Board is entertaining a bid that would replace the 40



The estimated cost of these several projects and other critical maintenance is approaching \$100,000

Rationale for CYC Dues Increase *continued*

-year old stairs and railings with new aluminum stairs and railings. The wooden deck floorboards would be replaced with a composite material that will not rot and does not require periodic painting or staining. Another important project is to raise and repair the main electric panel providing electricity to the wet slips that was damaged by Hurricane Barry in July 2019. Replacing the windows at the clubhouse is also indicated as window frames are deteriorating and unable to prevent water infiltration damage to the interior floors.

The estimated cost of these several projects and other critical maintenance is approaching \$100,000.

The yacht club is limited in its revenue stream to slip rental income, membership dues and special assessments. To ensure the safety of members and to keep the facility "afloat" and operational the Board feels it is necessary / inevitable to raise dues and certain fees in order to generate the funds needed to address these important repairs, and ideally, to build a reserve to help the club stay ahead of the repairs financially.

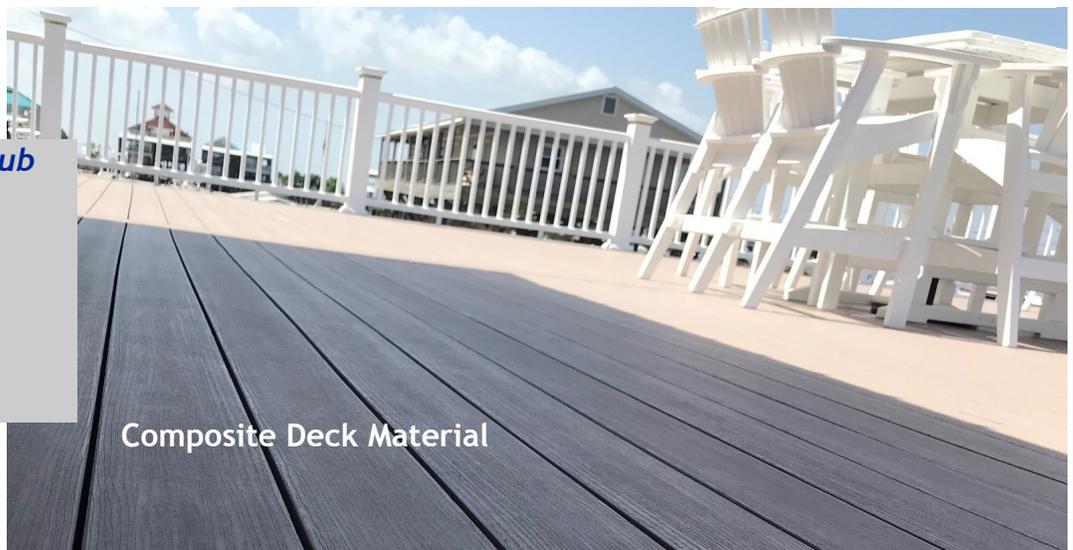
Therefore, the Board has recommended that member dues will increase to \$150 per quarter (\$90 / qtr currently). The wet slip rental will increase \$20 / month with the increase reserved for maintenance

of the pilings, walkways, water & electrical service for the wet slips. The rental for dry slips will be increased by \$10 / month. Additionally, there will be a \$4,000 "special assessment" allocated among the wet slip occupants to cover the repairs to the electrical panel. This assessment will be billed over the course of one year.

We sincerely regret that this action is necessary and hope the membership will understand and agree with the Board that addressing these needs now will be the best strategy for the long-term ensuring the continued use and enjoyment of the Cypremort Yacht Club by all the members and their families for many, many years!

Cypremort Yacht Club

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Composite Deck Material