

## NEWPORT YACHT BASIN ASSOCIATION (NYBA) e-Blast – October 5<sup>th</sup> 2017

**CHANGE TO NYBA RULES AND REGULATIONS** Last month, we sent out a detailed e-blast explaining our new policy on the use of water lifts at our marina. That policy is now in effect and because of that, the Rules and Regulations have been amended to reflect that change. Please see attachment with newly revised R&R's.

As a reminder, Unit Owners/tenants have until the end of 2017 to either retrofit their boat/water lifts with a pump to use lake water or have the lift removed.

**SPECIAL ASSESSMENT APPROVED BY BOARD OF DIRECTORS** At the recent Board meeting on October 4<sup>th</sup>, it was decided based on upcoming repairs to the marina, that a special assessment will be required. There are three major issues we're currently faced with and these must be addressed sooner than later. Kevin at Stillwater Marine has completed his inspections of the affected areas and was at the meeting on the 4<sup>th</sup>.

1. **Roof beams and whalers on G dock.** We discussed this at the annual meeting and in subsequent e-blasts. There is a significant amount of rot in the roof beams as well as the whalers along the water line. Stillwater has identified which portions need to be replaced. If this is not done soon and we have any heavy snow this winter, there is the potential for structural failure. The estimate for this repair is \$138,000. The beams and whalers replacement could start as early as this November.
2. **D dock bulkhead** This bulkhead, north of the haul out, is deteriorating quickly. It is likely even a higher priority than the G dock repairs but the permitting process will take close to 12 months. The plan to replace the bulkhead will be to drive new piles west of the fence and to install pvc sheets similar to the B dock bulkhead two years ago. The estimate for this repair including permitting and engineering is \$100,000 The process of permitting and engineering will have to start soon.
3. **E dock bulkhead** dock bulkhead is also failing. Although not deteriorating to the degree of D dock, that bulkhead supports the paved parking between the haul out and the Eastside Marine Brokerage. This must also be addressed in the near future. We think the design for this bulkhead will be similar to the D dock bulkhead replacement. We don't have an estimate for E dock bulkhead but we think the cost will be about \$100,000.

At the present time we do not have the funds to do all three projects. Regardless, these repairs need to be addressed and planned for. We can save a significant amount of money in permitting costs if we bundle the 3 projects together even though they will be spread over the next several years.

It was decided at the Board meeting that a special assessment of one additional quarter's dues will be billed in February 2018 (i.e. for a unit whose regular dues are \$118 it will be billed \$236). It is likely that an additional assessment will likely be needed in 2019 as well.

**NEW GATE LOCKS** Tom has started the process of converting to new gate locks. We have continued to have issues with the current locks and repair parts are becoming hard to find. Some of you may have noticed the new one on the gate by the marina office. These lock receptacle boxes will be installed beside the gate door knob. Your current gate key will work on the new locks although we've found that some keys need to be reprogrammed. Tom can do this for you quickly at the marina office. The gate key is inserted horizontally (flat) and must be inserted fully to electronically release the latch. Because these new locks are electronic, this requires some additional wiring so it will take some time for Tom to convert all 10 gates to the new system.

Please get with Tom if you have any issues with the new or the old locks or need your key(s) reprogrammed.