

2014 SCYC MARINA UPDATE

Provided by Charles Robinson

November 22, 2014

Henderson Point Community Building

Minutes by Helen Rock

MINUTES

COMMUNICATIONS

- Charles is usually at the marina most of the day. At least in morning and again in the afternoon.
- Trying to get email addresses for everyone to have added to the marina google group: steelecreekmarina@googlegroups.com
- Emails:
 - General Information: steelecreekmarinanc@gmail.com
 - Accounts: jill@steelecreekmarina.net
 - Marina/Property/Problems: charles@steelecreekmarina.net
- Charles receives his emails on his phone, and will respond to all emails as soon as he is able.
- Knows that the marina website needs work, and expects to be working on that now through February.
- There is also a marina Facebook page where Charles has posted some updates, but plans to use more frequently.
- Sold white Honda and replaced with white Nissan pickup.
- Advisory committee
 - A dock: Tim Parrish
 - B dock: Dan Godwin
 - C dock: Barbara Willcox (for 2015)
 - D representatives still needed - looking for volunteer.
 - E dock: Gina Parham
 - Will be used to advise of situations that Charles needs to be aware of and provide recommendations on things that we want or need to be done.
 - As opposed to 50 people telling him the same thing.

GROWTH AND RATES

- Has not tried to get new tenants yet. Wants to get things repaired first, and empty slips held facilitate that.
- Will be at the Raleigh boat show (at Raleigh Convention Center in February)
- 7-10 boats left over summer (some weren't paying). 20 new customers have come in.
- Believe rates are in line with other marinas. Not planning to have rate increases anytime soon (3-5 years maybe).

SERVICES

- Offering jump starts, fuel delivery, and towing.
- Wholesale books-for marine parts and accessories
 - Land and Sea, Ellett Brothers
 - Sell under the retail price in the book. Usually cheaper than west marine.

- Orders over \$100 get free shipping to marina. If local warehouse has it, will get it the next day.
- Campground bathrooms with showers will be open through the winter. Bathrooms are heated.
- Winter water available on A dock
 - Plan to buy sufficient hose to reach the closest slips on A dock for filling water tanks.
 - Must disconnect hose after use to avoid the hose freezing.
- Recycling is gone only for winter.
 - Excessive waste management expense when activity is so low. Will return in the spring.
- Pump-outs will continue through the winter.
 - Trying to figure out how to have a pump-out station where owners can do their own boats without charge or a smaller fee than the current price.
 - 12/13 - recertification for pump out people
- Jet ski docks
 - Now sells jet ski ports if anyone is interested.
 - Planning to create an area specifically for jet skis at less money.

SECURITY

- The electronic gate is being used.
 - Opens at 7:45, closes at 6pm.
 - Has not been able to figure out how to change the codes.
 - Codes are the same as before
 - Looking for suggestions on a new scheme.
 - Members noted that they have had issues with emergency services not being able to get in. Charles will follow up to ensure they have access.
- New mobile home on site. Tyler Jackson and his wife Jennifer will be staying there at night to provide a presence 24 hours a day 7 days a week.

WORK UPDATES

- Spent most of summer working on stuff (especially underwater).
 - Has been hit very hard with unexpected repairs.
- 150 dead trees were removed. Trees in campground area particularly bad and dangerous to campers.
- Installed new well pump and control box.
 - Well is 2 miles from marina, running through woods.
 - Had 3 breaks in the line, due to tree roots.
 - Looking into a backup well pump.
- Ended up doing most dock work himself after talking with multiple vendors and not being confident that they would do it to his satisfaction.
- Opened up a sandy beach swimming area, safe distance from the marina.
- Rotten front wall of bathroom was replaced. The ceiling damage in the ladies back stall will be fixed this winter.
- Created a shop area with a concrete pad to allow Charles to weld and work on things out of the gravel.
- Debris (trash) in woods has been cleaned out (6 dump trucks worth).
 - Has also been finding and pulling out a lot of old junk while doing underwater work.
- Charles' boat is equipped with sonar which is allowing him to find old debris and pull it out.
- C-dock

- Every cable is new or was recently replaced.
- The existing concrete anchors have been reset, and additional star anchors have been deployed. The new configuration will allow the docks to shift and then come back.
- A-dock
 - Additional cable/anchors have arrived but are not yet installed.
- Has been finding and correctly repairing lots of chain "bandaids." Is replacing with real fixes.
- Power issue fixed.
 - Was last replaced in 1983 (Duke Energy told him it was MUCH more recent).
 - New cable from marina to up past the bathhouse. New primary feed and transformer.
- New sign on stone gate - took 2 months to get in.

WORK PLANS

- Is hoping to focus on above ground stuff in the winter and under-water stuff in the warmer months (barring emergencies).
- Dock floats
 - The needed floats are in for B, D and E dock. Still to be installed. Bought so many that he became a distributor.
- Trying to open up more wilderness camp areas. Opening up the old abandoned camp ground.
- Sea Scouts will be coming in to cut hiking trails as a service project. Trying to have trails from marina to moorings area.
- Landscapers are coming in to remove the yard art and install a rock wall.
- All docks are getting new slip number signs (C dock numbers will be corrected due to the loss of the back section).
- Met Thursday on dock plan wiring and electrical rework.
 - There will be all new lights on every dock w/fire extinguishers. Electric on B dock will be on main run. C dock will mostly stay the same.
 - E dock has household wire in some of the conduit. Also has all new cables.
- D dock is missing underwater bracing (has, but still needs to install).
- Dock boards
 - C dock will be powerwashed, cleaned and coated with rubber coating for slip resistance. Likely in spring or summer. Around 300-350 boards to be replaced.
 - Will be done after the electrical.
 - A dock and E dock will get same treatment around same time.
- Gazebo electric has to be redone.
 - Below 320 is creating issues for the electrician.
 - State inspectors recommended panel boxes be locked to avoid alterations.
- Has some old sailboat masts he has to use as flagpole near the docks.
 - Asking for yacht club help with set up and rigging.

BOAT WORK AND REPAIR FACILITIES

- Outside contractors must have liability insurance.
- Charles now has a crane for sailboats to work on mast, and capable to step or un-step mast.
- Has a new hydraulic trailer coming in. Plan to eventually move into full service. Custom built from Mass. Can handle up to 45'. Air ride, 6 arms. Can handle deep draft. Can put boat in parking lot on stands.
 - Can also handle power boats.
 - Will have sling straps in the center frame like on a travel lift to avoid keel damage from banging on floor of trailer.

- Hoping to start wash pad area in the spring.
- Water cleaning and recovery
 - Working with Next Generation (Texas) - build machines to recover and clean the water.
 - Has a purchase order with them, but waiting on engineering approval.
 - Has to have state engineers involved in the design of a concrete pad.
 - System designed to have everything run into a sump box. Will most likely be in the mooring area (pending approval).
 - Already has a shop on Raleigh Road to paint bottoms.
- Not yet worked out what owners versus the business will be allowed to do themselves.