



The Doings

Of the Dixie Sailing Club

May 2012

Commodore's Corner

By Commodore Mark Cline

Well I am sure by now most all of you have gotten the update on the clubs status . If not, it is attached to this Doings. We have just a little bit of time left to enjoy our current location. I know a bunch of people are trying to get their boats on the hoist before Labor Day and Ron and Royetta are trying to maximize the few remaining weeks. I hope everyone is making the most of it.

The board is trying to get our heads and hands around dealing with the move as it relates to all the physical assets of the club. We are evaluating what items should be stored and which items should be sold, what has to be moved where and when it has to be moved. Things will start to move pretty quickly after July 4th.

As I mentioned in the letter, we are planning on having a town hall meeting during happy hour Memorial Day weekend to discuss the imminent move and the future of the club. Hopefully this will give everyone a chance to voice opinions and answer questions. The club is providing dinner that night, so bring your hour devours, your libations and yourself.

See you on the water.

Mark

From the Vice

By Vice Commodore Royetta Link

Memorial Day is McFadden Cup at DSC

Summertime is here! Let's celebrate with racing, swimming and a club provided dinner on Saturday May 26, 2012. According to the roster, Happy Hour starts at 5:00p with Dinner & Fellowship at 6:00p. You might ask, "What's for dinner?". Fresh grilled hamburgers & hotdogs with all the trimmings cooked by Dick Cline, Wayne Carroll, and Burl Murphy. The club will also provide ice cold Root Beer floats to wash it down!

What to do with Club docks and furnishings?

The Board decided it would be best to sell some of our larger assets since storage may prove costly. To that end, we are working on a method that will allow club members to bid on items. First up.....our floating docks. If you want to place a bid on one of the docks, please send me an email. I hope to have more information for May 26th.

Royetta

From the Loft

By Rear Commodore Ron Jenkie

Greetings from the Rear Commodore's loft. The racing and cruising season is well under way this Spring. The next racing event on schedule for May is the McFadden Cup Club Regatta on Saturday, May 26th. I hope you are making plans for this event as it is tied in with our evening social, town hall meeting, and dinner provided by the club.

In June we have a regular schedule of racing and on the 30th, which is the 4th of July weekend, we will have another Long Distance Race. It is important for you to know that the "Introduction to Sailing", day which is on the roster for June 9th, **HAS BEEN CANCELLED**. There is just too much to do to get ready for our move from DSC that we will use the time to do further planning.

With the plans to vacate our property nearing, several individuals have been asking to use the lift/hoist to do work on their boat. If you are interested in using the lift please contact me so I may set up an orderly schedule. Also, I must remind you that the lift is not to be used for more than two weeks at a time. This has been our general policy and allows all a judicious time to complete their work.

Future forecast is for the racing schedule to continue until at least the end of July. This will give us the month of August to prepare for and move. Since New Hope area or any area we move to will need much infrastructure before occupying it as a club, the board has made a temporary plan. Several individuals plan to move their boats to Wind Creek State Park, which has both trailering and slip capabilities available. The Fall racing program is up in the air at this time, as are plans for the Scotalina

Tu Tu. We will see how sailing and racing progresses from the Wind Creek are a before making more plans.

Ron Jenkie

The Bank

From Treasurer Roger Smith

Here is the clubs current financial status as of April 20, 2012

Current Balances

Cash in MMA	\$36,811.59
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Cash in Checking	\$12,160.16
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Revenues YTD

Income – Dues	\$17,032.50
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Income – Other	\$1,703.00
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Expenses YTD

Expenses	\$13,188.78
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Memorial Day Weekend

Saturday, June 26 Schedule

11:00 AM - McFadden Cup Regatta

4:30 – Happy Hour/Town Hall Meeting

6:00 – Dinner (hamburgers, hotdogs and all the fixings).

7:00 – Dessert (root beer floats)

Upcoming Events and Responsibilities

May 26	McFadden Cup and Memorial Weekend Dinner (provided by the club) RC Chair: Simons RC Assists: Murphy, North Kitchen Duty: Dick Cline, Murphy, Carroll
June 2	Club Racing RC Chair: Riggs RC Assists: Mark Cline, Cooper
June 9	Intro to Sailing – CANCELLED Open Weekend
June 16	Club Racing RC Chair: Boggan RC Assists: Tilton, Squires
June 23	Club Racing RC Chair: Richardson RC Assists: Illies, Wakefield
June 30	Long Distance Race

May 1st 2012

Dear Member,

I am writing to inform you that Dixie Sailing Club's (DSC) lease will not be renewed for 2012-2013. As you know, DSC has had a great run at its current location and has been in a year-to-year lease with Russell Lands for a number of years. Russell Lands informed the club earlier this year that our current lease will not be renewed for another season and that we will be required to vacate when our lease expires September 4, 2012 (after Labor Day weekend).

STATUS

Russell Lands believes the housing market will improve. They are going to start developing areas around DSC this year and start developing the area where DSC is located at some point in the future. While there was the possibility of the club staying at our current location for one or two more years, due to issues outside the control of the club, Russell Lands will end our current lease for our current location September 4, 2012 in accordance with the last extension.

While many were hoping for a last minute reprieve, contrary to all rumors anyone has heard, as of last week, we are not being extended. We will need to have all boats, docks, storage buildings, equipment, etc., off our current location by Labor Day 2012. As of May 1, we will have 126 days left at our current location.

OPTIONS

The board has been looking at different options for the club. Short of disbanding, here are the top three:

1. **New Hope.** Currently we have a signed lease for the area called New Hope, which is a mostly undeveloped location north of the club. This is the location Russell Lands picked for us and will provide to us rent free for the first ten years with the option for an annual lease (for a price to be negotiated later) starting after the ten year period. This location is not ready for us to use and will probably take six months to a year to get roads, ramps and docks established depending on the costs along with the size and commitment of club members. In addition, based on initial conversations with Russell Lands, all changes to the property (including roads, ramps, docks, boatyards, bathrooms, buildings, improvements, etc.) have to be submitted and approved by a review committee at Russell Lands. Many members question whether the club should invest money in a location it does not own. This is consistent with how the club has operated at its current location for the past 50 years.
2. **Purchase.** There have also been some discussions on purchasing property. While this is a lofty goal that I am sure all would like to do, the reality of purchasing property is beyond the scope of the club in its current membership level or financial status and it doesn't address the near term requirements for a functioning club. I have seen many people float around the idea that there are properties for sale around the lake starting at \$125,000. And while this is true, many of these inexpensive offerings are either too small for our club, or would not work because of location or some other restriction. The club should expect to pay closer to \$500,000 for a large enough lot to store boats, trailers, cars, wet slips/moorings and be near "big water" for sailing, presuming that there are no zoning restrictions to prevent a sailing club from occupying the location. If 50 members donated \$10,000, we would have \$500K. Based on the few that I have talked to, that is not likely to happen. For bank financing, club officers will need to personally guarantee the loan. There are not too many members that want to be on the hook for \$500,000 loan. If there are any club members that would be interested in financing a future DSC site, please contact the board.
3. **Wind Creek State Park.** This is the state park that is also north of the club near Alexander City. It has several areas for dry storage, ramps, wet slips, bathrooms, campgrounds, a store and access to big water. I believe wet slips are \$125 a month (including water and electricity) and dry storage is \$50 a month. You can go to <http://www.alapark.com/windcreek/> to learn more. Currently the marine dry storage has no openings, but this is expected to change in the fall. Also, I believe we can work with the park to reserve dry storage spots for the club in the future. The club will not have a permanent structure, but with flexibility and creativity, we can continue to have the social functions that so many enjoy.

RECOMMENDATION

I believe Wind Creek State Park is our best option for the club in the short term. We can be up and running in a very short time, it provides storage options for all the types of boats in our club, it has all the security, infrastructure and facilities needed by our club, and it is affordable. I have travelled to quite a few regattas where the hosting club did not own their facilities and they had a very active sailing community. The board may need to come up with a new dues and initiation structure that better fits with this location (for example, lower the dues because now members pay to store boats) in addition to other changes to the bylaws to reflect the new club format. The racing format may also need to change as well depending on how many members continue to be part of DSC after the transition. Finally, the club would need to pay to store the committee and rescue boats at this location and adjust its insurance to match the move.

IMPORTANT STORAGE CONCERNS

In addition to all the private property that each member is responsible for removing and storing, there is club property that must be addressed. This list includes items such as the rescue boat, the committee boat, the docks, storage building and usable items from the club house. The board has been researching various options for the storage of this property and is open to suggestions from the club membership on best to accomplish the storage goal.

PROPOSED TIME LINE

As stated before, as of May 1, we will have 126 days left at our current location. Each member is personally responsible for removing all their personal property, be it boats, moorings, equipment, house hold items or any other personal property they own. Any personal property remaining on the club site after September 3, 2012 will be considered abandoned property and treated as such by Russell Lands.

The club will have activities at our current location through July 4th. After which the club will evaluate what other activities can be held while in the process of shutting down and moving out of the current location. Your personal timeline is whatever you feel is appropriate to meet your circumstances and still enjoy the current location as long as possible.

The board's transition team has made a first estimate of tasks that need to be done by the club along with a proposed schedule of when these tasks need to be started to meet our required move out date of September 4. A detailed schedule of club actions will be provided to you by the board in the near future. I would like to have a general town hall meeting during happy hour on Memorial Day weekend, Saturday May 26 to discuss this and other items related to the move.

This is your club and while you have elected the board members, we are not full-time employees of the club and have personal and professional obligations outside the club. It will take efforts by the board and every member of the club to transition to the new format/location. I look forward to every member being involved in the process and I look forward to your suggestions on how best this change can be made.

I want everyone to remember that this was inevitable, and while we may have been able to delay it a year or two (maybe), this day was going to come. It's going to be hard work, but everything happens for a reason. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark R. Cline". The signature is fluid and cursive, with the first name "Mark" and last name "Cline" clearly distinguishable.

Mark R. Cline

Commodore, Dixie Sailing Club