

White's Creek Marina Newsletter – April 2023



2023 Annual Meeting Highlights

The annual meeting of the White's Creek Marina Condominium Association was held on Saturday, March 25, at the Millville Fire Hall's Meeting Room. With the submitted proxy forms, the well-attended meeting constituted a quorum to vote on marina business. A few highlights from the five-page meeting summary of the meeting are as follows:

Petty Officer Nathan Greene reviewed the US Coast Guard carriage requirements for recreational vessels less than 26 feet. Attendees had the opportunity to sign up for safety inspection appointments with a USCG Auxiliary volunteer on Sunday, June 4, 2023. Additional inspection visits will be scheduled if there is interest.

Paul Lubold provided updates on the marina reconstruction progress and unexpected repairs that were uncovered. Clark Droney of Droney Marine Construction explained the promenade construction and responded to questions. Paul explained that Pier C and the Promenade construction is scheduled to finish in time for the 2023 boating season. Pier D is planned to be completed next year before the DNREC permit expires on Nov. 15, 2024. He explained that there would be about \$60,000 left from the current year's project to apply toward the total Pier/Dock D construction cost of \$363,012. This total amount includes the Pier D construction at \$273,400, electrical work at \$40,562, plumbing work at \$14,050, and a 13% uplift potential of \$35,000 less the \$13,000 for the deadmen replacement. Therefore, the remaining project balance will be about \$303,000, which must be paid from special assessments. It was confirmed that the marina could get a loan, if needed, at about 8% interest. Paul presented two options:

1. Raise the needed funds through one special assessment of \$2,200 in Fall 2023 for each slip in the marina without borrowing funds; or
2. Borrow any needed money from the bank and require two special assessments per slip: \$1,100 due this fall, and another \$1,100 due about 8 months later in 2024.

He said the WCMB goal was to ask for only the money that was needed and noted any remaining funds from the 2023 assessment will be used to address marina issues, such as the condition of the ramp.

Attendees voted on the following items:

- Motions to accept the 2022-2023 Financial Report, 2023-2024 Proposed Budget, and minutes from the 2022 Annual Meeting passed without any revisions.
- A motion to create a digital marina directory of basic slip owner contact information, specifically the slip owner name, boat slip number, email addresses and phone numbers (not physical addresses), was passed with the understanding that the directory would be sent electronically and not include renter information.
- **A motion was made to adopt a \$2,200 special assessment per slip to be paid no later than Dec. 15, 2023, to complete the marina and Dock D reconstruction without borrowing money. It was passed unanimously. A special assessment invoice will be sent with this newsletter via postal mail to all slip owners and will be followed by an electronic mailing. Note: A special assessment invoice for \$250 will be sent to those Dock C slip owners who have boat lifts to pay Lambent Electric the negotiated reconnection fee.**

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2023-2024 White's Creek Marina Board

The ballots and proxies have been counted! Congratulations to the volunteers who will serve as the coming year's WCMB Officers:

- Paul Lubold – President
- Joe DeAngelis – Vice President
- David Gormley – Treasurer
- Kathy Lee Sutphin – Secretary
- Karen Pennypacker – Ex officio Special Advisor



Marina Electrical and Plumbing Contractors

For safety and standardization purposes, the following contractors were selected to do the reconstruction work as well as all subsequent electrical and plumbing work at the marina.

- Ocean View Plumbing & Heating, Inc., Dagsboro, DE.
(302) 732-9117. (Ralph)
- Lambent Electrical Contractors (Bryan Stefanic) – Berlin, MD
(240) 434-5014

CARRIAGE REQUIREMENTS FOR MOTORIZED BOATS LESS THAN 26 FEET:

At the annual meeting, Nathan Greene shared the following reminders about U.S. Coast Guard requirements:

- **Life Jackets:** One USCG-approved life jacket for each person on a vessel with appropriately sized, personal flotation devices for each individual under 13 years of age,
- **Square Throwable:** A throwable flotation device (USCG-approved Type IV) within arm's reach of the boat operator,
- **Fire Safety:** An accessible, USCG-approved marine-type fire extinguisher,
- **Sound Signaling:** A sound-signaling device for emergency use. A whistle is acceptable, but it must work without a pea,
- **Visual Signaling:** For vessels going out of the inlet into open water, USCG-approved day/night flares to use for visual signaling in an emergency. He noted that LED/electronic visual distress signals are acceptable for nighttime use only if there is also a USCG-approved distress flag onboard for daytime use.
- **Kill Switch:** Engine cutoff switch worn by the operator when the boat is in motion (engines >3 hp).

TEAM WCMB NEEDS YOU!

Please let a WCMB member know if you would consider joining the Board, working on a committee, or helping when needed. **Support in the creation and maintenance of a new WCMB website is greatly needed.**

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Please look for the \$2,200 per slip Special Assessment invoice(s) in your postal mail. This concluding marina reconstruction payment is due no later than December 15, 2023.