

# Mainsheet

OFFICIAL PUBLICATION OF THE

## Port Arthur Yacht Club

INCORPORATED

560 PLEASURE ISLAND BLVD. #79

PORT ARTHUR, TX 77640

CLUBHOUSE (409) 985-3751

WEBSITE: <http://payc.us>

February

2005

### COMMODORE'S COMMENTS

Well we started the New Year off fast with the Marvin Campbell Frostbite Race on the first. To heck with the hangovers, the weather wasn't too bad and the wind was good. If you missed the Annual Awards Banquet, well you missed a great event. Lots of pictures and the results are posted on the web site. We finished the month with one heck of a party for the Screen House Cruise. Dave and Diane Sims out did themselves with their special recipe of Amnesia Margaritas! I hope those pictures don't make it to the Internet!

February is a big month for PAYC. We have a few events planned and some important business to take care of this month. Starting on the 5<sup>h</sup> and 6<sup>th</sup> we will host the TSA Mardi Gras Regatta. This is a big event for the club and lots of fun for the kids. As usual we are soliciting all the help that we can get to make this a smooth and successful event. If you would like to lend a hand contact Paul Vera for details. Then on the 26<sup>th</sup> Gene has a clubhouse cruise planned with a special presentation to be given by Terrell Adkisson. Be sure to check inside for all of the details.

As you may know the February General Meeting is the club's annual business meeting. Included in this month's edition is a ballot for the annual budget. We are down a few members from last year but with so many members opting to receive the *Mainsheet* electronically those cost have been cut drastically. Also the screen house-plumbing project should be completed soon for another big savings. We were able to reallocate those funds for a very workable budget. Also included is another ballot to renegotiate our club lease with the Pleasure Island Commission. First I would like to thank Jack Moser and Bob Brammer for all of their hard work on this project and now I am going to attempt to explain the renewal proposal, hope I get it right. Our original lease was executed July 8, 1974 for a term of 40 years at a cost of \$13,200.00. On April 13, 1989 the lease was modified, we gave up approximately 0.6 acres that was returned to the PIC in order for them to provide a parking lot for F and G. In exchange, the PIC agreed to provide certain services, including mowing the grass, maintaining roads, and collecting garbage.

The results of a cost analysis are that:

1. \$13,200 in 1974 equates to \$50,074 in 2004 basis CPI.
2. \$50,074 in 2004 projects to \$60,121 in 2114 (end of current lease) at 6% per year.
3. Early payment of \$30,000 in 2004 projects to \$53,725 in 2114 basis 6% per year.

PAYC Capital Improvements over the past 30 years are estimated at \$350,000 in 2004 dollars. This analysis indicates that an early payment of \$30,000 in 2004 is equal to 89% of the value of the original lease when it expires in 2114. Therefore the lease extension would be for 35 years. PAYC would also stipulate that the money provided for the lease renewal will go toward much needed repairs to the docks and bulkheads inside the club grounds. As it stands now the Pleasure Island Commission is open to this discussion. We get much needed marina repairs and an additional 35 years on our lease due to expire in 9 years with the funds that currently have in our lease renewal fund.

Our amended bylaws state that: The Board shall not have the authority to make any change to the Club lease or to enter into any new lease agreements or make future debt commitments beyond those contained in the approved budget without a two thirds (2/3) majority vote of the members present at the annual meeting or a special meeting. What we are asking for in this ballot is for the ability to renegotiate the extension of our current lease based on the stated criteria.

So as you can see this is an important month for the club. Please make sure you ballots are received by the club before the meeting on February 8<sup>th</sup> or better yet make plans to attend. I can't promise that "margaritas will be served" but it is always a good time when folks get together at PAYC.

*See you on the water,*

*Mike...*

### **CRUISING**

The January screen-house cruise seemed to be a success. There were 26 participants and the steaks were delicious. With February's unpredictable weather, we will have a Club-House Cruise, 26 February at 7pm. Terrell Adkisson will present a slide presentation of his circumnavigation of the world. We will be taken on a whirlwind cruise to exotic countries with an understanding of their various customs, cultures and native cuisine. This will be a night to remember and one you do not want to miss. Enjoy, fair winds and remember, 'gentlemen do not sail to weather'. Boaters, you need to check out the [snapitmarine.com](http://snapitmarine.com) website. A very unique style of boat accessories. I am scheduling the USCG Auxiliary for Courtesy Inspections the first Saturday in March. Check the PAYC calendar and you will note the second weekend is the Johnson's Bayou cruise. See you on the water.

*Fairwinds,*

*G.N. Kahrman*

### **V15 REPORT FOR FEBRUARY**

The V15 fleet will get the year started with a **Saturday Morning Sail-Around on February 19** beginning at **10 a.m.** If you're interested in doing some dinghy sailing, come out and join us. The fleet is ten members strong, but we're always looking for crew members and new members. It's an inexpensive way to do some *real* sailing – down close and personal with the elements. After our sail, we'll join for lunch in the clubhouse.

Carolyn Worsham ([v15@payc.us](mailto:v15@payc.us) or 985-9652)

## Port Arthur Yacht Club Board Meeting December 18, 2004

Board members / Trustees present were Mike Wise, Terrell Adkisson, Glenn Thibodeaux, Alan Aldredge, Steve Swanson, and Pat O'Quinn. Others present were Suzie O'Quinn, Carolyn Worsham, & Gene Kohrman .

### Treasurer's Report:

Billing will go out this week for all the currently active members per Alan Aldredge. If for some reason you don't receive a bill within the coming week or the following – please contact Alan as soon as possible & he will resolve the situation. Alan can be reached at 722-4867.

Main Checking:	\$11,814.83
Improvement MM:	\$12,125.46
Improvement CD:	\$27,758.77
Improvement CD:	\$11,743.90
Lease Renewal CD:	\$26,437.73
Self Insurance:	\$43,291.56

### Harbormaster:

No report

### Membership:

No new members to report. If our newest members didn't receive a gate code please contact Steve Swanson (659-2272).

### Racing:

There are no racing events scheduled for the month of February. We encourage our racers to come on out and help us with the Junior sailors on the 5<sup>th</sup> & 6<sup>th</sup> of February for the Mardi Gras Regatta. There will be a meeting **January 29<sup>th</sup>** at 7 pm to finalize details on the race scoring system to be used for this year.

### House & Grounds:

Butch has just recently acquired some of the last construction elements to complete our in - progress sewer line project. We hope to have this puppy up and running properly by the first part of February if all goes well. The board is still actively seeking replacements for the screen doors at the clubhouse.

### Cruising/Socials:

The first official "cruise" of the New Year is our ever popular screen house cruise on **January 22<sup>nd</sup>**. The next official cruise will be held on **February 26<sup>th</sup>** and will commence at 1700 hrs. It will be held at our Clubhouse facility. There is an interesting evening planned – Terrell Adkisson will be

presenting us with a review of his past voyages throughout the Worlds' oceans! Make plans now to be there. Our cruise director - Gene Kohrman says to keep your eyes & ears open for some possible impromptu cruises this year. You may have to come on out to the club on some of those "unscheduled" weekends to find out where the cruises will be heading.

Safety: No report

### Junior Sailing:

The TSA Mardi Gras Regatta will be held on February the 5<sup>th</sup> and 6<sup>th</sup>. Volunteers and chase boats are needed!!! Please, *please* get out and help us out with the youth if you possibly can – they are the young future of our club.

### Old Business:

The matter of adding some outside outlets to the screen house was rehashed. The board agreed to proceed with the additions. Steve Swanson will acquire the materials needed and perform the work as time permits. Delinquent members were discussed again. Alan is to review status on where we stand with this in the coming month.

### New Business:

Alan Aldredge raised the question as to the status of where we are on getting non-member owned boats out of the club owned slips. Gary King was not available for an update – the question will be raised again at the next general meeting. Mike Wise mentioned the idea of raising the amount paid out to our present cleaning crew. Terrell suggested we carry the new budget to the next meeting, along with the idea of raising the cleaning crew salary for 2005.

There are **2 ballots** in this mainsheet – 1 regarding the **new budget** & the other regarding the **lease renewal**. Please review these and remember to submit your ballots. The motion to adjourn was made by Pat O'Quinn and seconded by Terrell Adkisson with the board meeting ending at 8:39 pm

*Steve Swanson*, Secretary of the PAYC  
[secretary@payc.us](mailto:secretary@payc.us)

## PAYC LEASE RENEWAL Ballot

### B. Original Lease

1. Executed on July 8, 1974.
2. Area equaled 5.3 acres.
3. Term of lease was 40 years.
4. Cost was \$13,200.00.

### C. Modification

1. The lease was modified on April 13, 1989.
2. Approximately 0.6 acres was returned to the PIC in order for them to provide a parking lot for F and G.
3. In exchange, the PIC agreed to provide certain services, including mowing the grass, maintaining roads, and collecting garbage.
4. Slip administration was clarified.
5. PAYC was granted "first right of refusal" if a third party wished to lease the area at the end of the 40 year term.

### D. Current Negotiation

1. Docks and bulkheads within the PAYC lease are in need of major repair, the PIC has budgeted money for this in 2005.
2. PAYC stipulates that the money provided for the lease extension be used to initiate a program for major repairs within their lease.

### E. Cost Analysis

1. \$13,200 in 1974 equates to \$50,074 in 2004 basis CPI.
2. \$50,074 in 2004 projects to \$60,121 in 2114 (end of current lease) at 6% per year.
3. Early payment of \$30,000 in 2004 projects to \$53,725 in 2114 basis 6% per year.

### F. Conclusion

The above analysis indicates that an early payment of \$30,000 in 2004 is equal to 89% of the value of the original lease when it expires in 2114. Therefore the lease extension would be for 35 years.

G. PAYC Capital Improvements over the past 30 years are estimated at \$350,000 in 2004 dollars.

\_\_\_\_\_ Yes: Allow the renegotiation of the current PAYC lease.

\_\_\_\_\_ No: Do not renegotiate the current PAYC lease.

Member Name/Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Social

Well, it's a new year and I'm the new Social Director. I'm new at this, but plan on having some great times with all of you.

There are social events already planned and some to be planned as the year progresses. We hope these will be great fun for the entire family. There are dinner outings, bar-b-ques, even an old time sock-hop with 50's, 60's, and 70's music.

Hopefully there is something for everyone. We want everyone at the PAYC to come out and have a good time and show your support of our club for the upcoming year.

*See ya, Susie*

	Proposed Budget for 2005
<b>Administrative</b>	
Acct, Taxes, Dues	\$ 2,200.00
Stationary, Checks	\$ 100.00
Postage, Printing	\$ 500.00
Mainsheet	\$ 500.00
Pub/Membership	\$ 200.00
<b>Clubhouse</b>	
Insurance	\$ 2,500.00
Self Insurance	\$ 2,500.00
<b>Utilities</b>	
Electricity	\$ 4,910.00
Telephone	\$ 600.00
Waste Services	\$ 1,220.00
City of PA (water)	\$ 1,600.00
Gas (SUG)	\$ 250.00
<b>Maintenance</b>	
Building	\$ 1,000.00
Ice Machine	\$ 100.00
Janitorial	\$ 3,400.00
<b>Racing Program</b>	
Race Committee	\$ 1,400.00
TSA Regatta	\$ 400.00
Spindletop Regatta	\$ 400.00
<b>Cruising Program</b>	\$ 1,300.00
<b>Junior Sailing</b>	\$ 1,500.00

<b>Social</b>	
Functions	\$ 1,000.00
Pantry	\$ 600.00
<b>Annual Banquet</b>	
Banquet Cost:	\$ 1,100.00
Honor Awards	\$ 1,000.00
<b>Lease Renewal</b>	\$ 1,500.00
<b>Contingency Fund</b>	\$ 1,700.00
<b>Monthly Totals</b>	\$ 33,480.00

### **Member**

**Name/Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

### **Reminders**

If you'd like a copy of the current PAYC roster, email [roster@payc.us](mailto:roster@payc.us) and request one.

Any member who would like to move from U. S. Mail delivery to email delivery (or vice versa) can do so by sending an email to [mainsheet@payc.us](mailto:mainsheet@payc.us).

Be expecting your semi-annual dues statement next week (\$97.43 for those who have completed initiation payments; \$151.56 for those who have not).

Port Arthur Yacht Club  
560 Pleasure Island Blvd. #79  
Port Arthur, TX 77640

**NEXT GENERAL MEETING - FEBRUARY 8, 2004 (ANNUAL BUSINESS MEETING)**

**2005 PAYC Officers**

<b>COMMODORE</b>	Mike Wise (commodore@payc.us)
<b>VICE COMMODORE</b>	Patrick O'Quinn (vicecommodore@payc.us)
<b>TREASURER</b>	Alan Aldredge (treasurer@payc.us)
<b>SECRETARY</b>	Steve Swanson (secretary@payc.us)
<b>MAINSHEET EDITOR</b>	Martin Novich (882-5318 or 727-0752 or mainsheet@payc.us)
<b>BOARD OF DIRECTORS</b>	Martin Novich, Paul Vera, Gary King, Terrell Adkisson, and Glenn Thibodeaux
<b>TRUSTEES</b>	Butch Neely, Pam King, and Terrell Adkisson
<b>HARBORMASTER</b>	Gary King (985-5737 or 728-8095 or harbormaster@payc.us)

**PAYC Yachts For Sale**

**(Call or email Martin Novich to list your vessel or have it removed from this list)**

D37	1980 Bristol 29.2	Alan Mickelson	409-420-0088 (mickelsonscuba@att.net)
C38	Catalina 42	Jim Bell	409-796-1711/729-2266
B44	Bayliner 25	Debi Adams	409-962-6296
D02	Ranger 29	Al Hebert	409-722-2048
E12	Mega 30	Linda Robinson	409-982-2565 / 504-1815
Pvt	Catalina 25	Steve Lowe	903-561-0599
E03	North American 23	Paul Bronson	409-724-1302

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