

Documents Supporting HVYC Responses

HVYC Financial Disclosures
HVYC Historical Photos
HVYC Vote for 2022 Ramp Repairs
2022 Ramp Repair Bids
2022 Ramp Repair Contract

INTERROGATORIES # 9

Expense Category	2022 YTD	2021	2020	2019	2018	2017	Total Expense
Grounds Maintenance	\$ 6,269	\$ 5,474	\$ 3,324	\$ 5,671	\$ 2,090	\$ 3,219	\$ 26,047
Parking Lot	\$ 1,670	\$ 1,045	\$ 300	\$ 673	\$ -	\$ 2,615	\$ 6,303
Recreation Area	\$ 1,730	\$ 4,589	\$ 1,100	\$ 1,915	\$ 609	\$ -	\$ 9,943
Recreation Area-CAP	\$ -	\$ 11,127	\$ -	\$ -	\$ -	\$ -	\$ 11,127
Ramp/Docks	\$ 596	\$ 5,458	\$ 7,321	\$ 3,025	\$ 1,034	\$ 1,890	\$ 19,324
Ramp/Docks-CAP	\$ -	\$ -	\$ 9,300	\$ -	\$ -	\$ 3,065	\$ 12,365
Ramp Gate Upgrade-CAP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,562	\$ 9,562
Ramp Replacement-CAP	\$ 149,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,501
Bulkhead Fence-CAP	\$ 3,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,850
OPPOA-Legal	\$ 13,210	\$ -	\$ -	\$ -	\$ -	\$ 394	\$ 13,604
Supplies	\$ 892	\$ 554	\$ 1,051	\$ 1,462	\$ 1,144	\$ 642	\$ 5,745
Utilities-Lighting-Parking	\$ 133	\$ 396	\$ 408	\$ 391	\$ 294	\$ 348	\$ 1,970
Property Tax	\$ -	\$ 1,784	\$ 1,784	\$ 1,784	\$ 1,768	\$ 1,769	\$ 8,889
Insurance	\$ 350	\$ 698	\$ 698	\$ 698	\$ 698	\$ 698	\$ 3,840
							\$ -
							\$ -
Total Grounds Expense	\$ 178,201	\$ 31,125	\$ 25,286	\$ 15,619	\$ 7,637	\$ 24,202	\$ 282,070
Total Ramp Income	\$ 60,290	\$ 54,135	\$ 44,090	\$ 31,562	\$ 28,305	\$ 25,930	\$ 244,312
Total Gain (Loss)	\$ (117,911)	\$ 23,010	\$ 18,804	\$ 15,943	\$ 20,668	\$ 1,728	\$ (37,758)

Note: Expenses are for Parking Lot, Recreation Area and Grounds, Docks and Ramp ONLY no Membership Related Expenses

Income is specific only to Ramp Income only (no membership income, dues or boat storage income).

2022 Ramp Income is near complete however 2022 Total Grounds Expense continues until December.

*CAP=Capitalized Expense

INTERROGATORIES # 17

Expense Category	2022 YTD	2021	2020	2019	2018	2017	Total
Building Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning	\$ 2,250	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 21,750
Replacement-Bldg	\$ 1,287	\$ -	\$ -	\$ -	\$ -	\$ 4,629	\$ 5,916
Miscellaneous	\$ 2,781	\$ 3,313	\$ 822	\$ 1,012	\$ 1,948	\$ 937	\$ 10,813
Professional-Accounting		\$ 1,215	\$ 955	\$ 1,366	\$ 955	\$ 1,309	\$ 5,800
Supplies	\$ 1,486	\$ 1,947	\$ 1,447	\$ 2,476	\$ 2,533	\$ 1,525	\$ 11,414
Security	\$ 553	\$ 360	\$ 360	\$ 360	\$ 360	\$ 360	\$ 2,353
Septic/Pest Control	\$ 1,766	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 2,316
Trash	\$ 381	\$ 641	\$ 641	\$ 590	\$ 590	\$ 535	\$ 3,378
Utilities-Bldg	\$ 3,176	\$ 4,934	\$ 5,288	\$ 4,887	\$ 4,962	\$ 4,545	\$ 27,792
Communication	\$ 525	\$ 1,748	\$ 1,781	\$ 1,364	\$ 782	\$ 596	\$ 6,796
Social Events*	\$ 9,635	\$ 21,370	\$ 11,916	\$ 26,488	\$ 21,711	\$ 22,650	\$ 113,770
Property Tax Bldg	\$ 462	\$ 462	\$ 462	\$ 462	\$ 462	\$ 462	\$ 2,772
Insurance		\$ 7,572	\$ 7,199	\$ 7,572	\$ 6,809	\$ 6,784	\$ 35,936
Building Improvement-CAP				\$ 3,350			\$ 3,350
Special Hurricane Recovery				\$ 14,821			\$ 14,821
Total Membership Expense	\$ 24,302	\$ 47,572	\$ 34,881	\$ 68,758	\$ 45,122	\$ 48,342	\$ 268,977
Member Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues	\$ 25,850	\$ 26,546	\$ 25,541	\$ 25,382	\$ 26,050	\$ 24,750	\$ 154,119
Community Service Fee	\$ -	\$ -	\$ 2,575	\$ 3,450	\$ 2,500	\$ 2,625	\$ 11,150
Boat Storage Fee	\$ 7,300	\$ 10,225	\$ 11,075	\$ 8,182	\$ 10,733	\$ 9,592	\$ 57,107
Social Events Income	\$ 4,363	\$ 7,692	\$ 4,943	\$ 15,604	\$ 11,686	\$ 11,440	\$ 55,728
Club House Rental	\$ 640	\$ 1,750	\$ 880	\$ 1,460	\$ 1,740	\$ 1,720	\$ 8,190
Miscellaneous	\$ -	\$ 867	\$ 3,174	\$ 1,012	\$ 585	\$ 100	\$ 5,738
Total Membership Income	\$ 38,153	\$ 47,080	\$ 48,188	\$ 55,090	\$ 53,294	\$ 50,227	\$ 292,032
Total Gain (Loss)	\$ 13,851	\$ (492)	\$ 13,307	\$ (13,668)	\$ 8,172	\$ 1,885	\$ 23,055

Note: Expenses are for Building and Membership Related ONLY no NON-Member Related Expenses

Income does NOT include any Ramp Income.

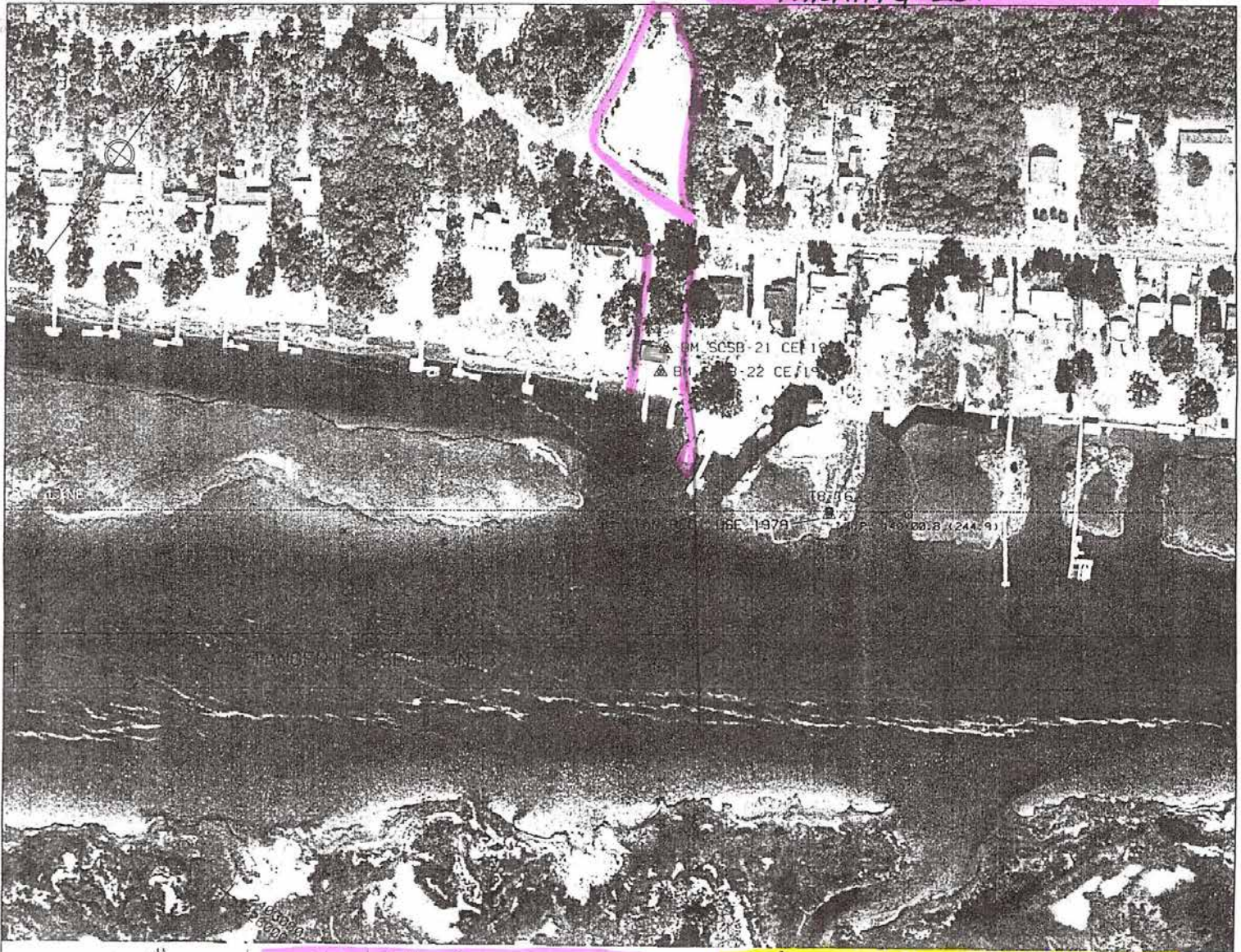
AND OTHER MONTHLY EXPENSES

*2022 Membership Income is complete however Social Events continue until December.

*CAP=Capitalized Expense

Hurricane Florence Cleanup

← PARKING LOT



≈ 1994 PHOTO

INTERROGATORIES # 14



Ed Pullen
1999



Year Ten (1999)

Commodore: Ed Pullen

Vice Commodore: Jack Jones

Rear Commodore: Thomas Tomlinson

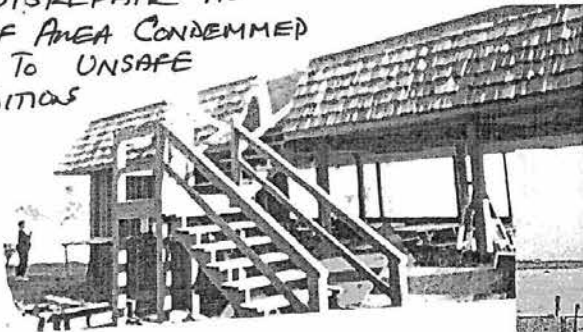
Secretary: Jan Reld

Treasurer: Len Spinosa

Board Members: Dan Samel, Duane Young

By 1999, relations between HVYC and Gene Smith and John King were quite strained. Lot 1 Section 1 of Olde Point (our present location) was owned by the Hanley Corporation (Jerry Daugherty) and was in desperate need of repair. Jerry had tried on two different occasions to give it to the HOA. They declined due to "liability" reasons. The current Commodore, Ed Pullen, approached the Board about buying the land for our own use. Many meetings were held to negotiate the price, financing, etc., and the best way to approach the membership. The final meeting took place in Jack Jones' garage. This was a called meeting of the membership and prompted a great turnout and much discussion. The decision was made to offer no more than \$68,000. The land was purchased on September 27, 1999 for \$62,000. HVYC became proud owners of our first permanent structure.

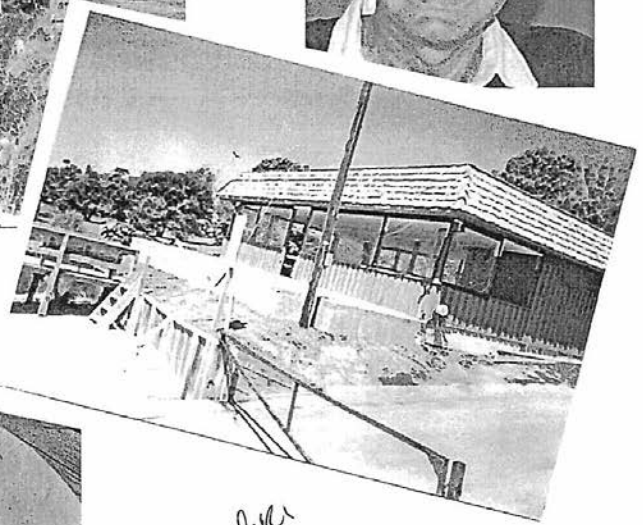
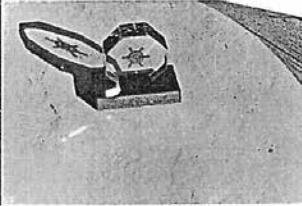
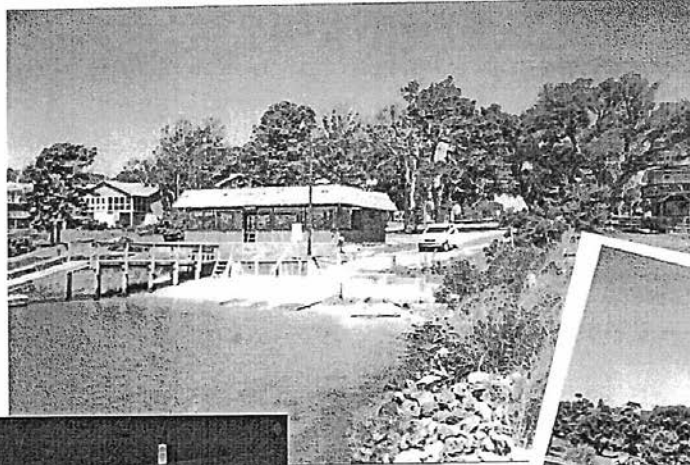
NOTE:
DISREPAIR AS
ROOF AREA CONDEMNED
DUE TO UNSAFE
CONDITIONS



SEPT 1999
PURCHASE CONDITION
#14

NOTE: ① LOCKED GATE EXISTED PRIOR TO
WHEN PROPERTY PURCHASED BY HVYC
② NO NORTH DOCK

Year 11
2000



*Pickles
get wiles*

FRONT OF CLUBHOUSE
#14 ≈ 1999 ?
AFTER ROOF TOP STAIRS
REMOVED





From: g.leighton@aol.com,
To: communications.hvyc@gmail.com,
Subject: Re: For your review -- Your immediate attention and vote are required on the ramp repair issue!
Date: Wed, Nov 17, 2021 10:38 am

Nancy

I have adjusted the ramp info and proxy and just sent a few minutes ago, we will look at both and send you back soon. This is a great way to get the proxies....

Stay tuned,

Greg



-----Original Message-----

From: communications.hvyc@gmail.com
To: g.leighton@aol.com
Sent: Wed, Nov 17, 2021 10:12 am
Subject: For your review -- Your immediate attention and vote are required on the ramp repair issue!

Having trouble viewing or submitting this form?

FILL OUT IN GOOGLE FORMS

I've invited you to fill out a form:

Your immediate attention and vote are required on the ramp repair issue! *PAGE 3 OF 4*

All proxy votes must be received by 5:00 p.m. on November 30, 2021

You recently received an email alerting you to the significant damage our ramp area has incurred. The damage to the ramp area is below the water line where the existing concrete slabs have separated and created a hole which has already damaged a couple of trailers during launch and has the potential to damage boats. As you know, the ramp is a very important asset that is used by a majority of our members along with the Olde Point ramp users, and it must be repaired.

At our October 17 Membership Meeting this item was discussed under New Business, where a motion was made, seconded, and a vote taken to proceed with a long-term repair. Since the meeting, however, the Board has further investigated the project which expanded the scope (addition of sheet pile to prevent under wash of the slabs and prolong their life) and cost estimates of the project. Consequently, the Board recommends the entire membership review and vote on the solution and its funding.

A summary of the 3 options is as follows:

Option 1 – Remove existing slabs, fill voids, replace concrete slabs and install sheet pile – cost \$44,500

estimated life 15-18 years (finance with Treasury funds)

Option 2 – Remove existing slabs and replace with a newly constructed single slab and sheet pile - cost \$127,500 estimated life 25+ (finance with some Treasury funds and a Bank loan of \$100,000; loan will be repaid from future annual member dues and user ramp fees – no member assessment) - Board Recommended option

Option 3 – Install coffer dam, remove existing slabs, construct new concrete pad area, remove coffer dam – cost \$305,000 (finance with some Treasury funds and a Bank loan of ???)

More complete details on these options are contained on the following pages which you should feel free to review as required. After review please vote for one of the options:

- Option 1
- Option 2
- Option 3

To have your vote included, you must return your completed proxy no later than 5:00 p.m. on November 30, 2021.

If you have any questions prior to voting please contact the Commodore - Dennis Maurer at d.maurer@sbcglobal.net

Last Name *

First Name *

Email address *

Vote for Ramp Repair Options

Vote for one

I approve the following ramp repair option: *

- Option 1
- Option 2
- Option 3

I approve of the ramp repairs funding proposal *

- Yes
- No

Detail of ramp repair proposals and funding

DETAIL BOAT RAMP REPAIR OPTIONS

OPTION 1 – Maritech Dredging- Short Term Repair

Remove 8 existing slabs, minor grade to substrate in area surrounding existing ramp footprint with Rip Rap (3-4" stone), reposition and secure slabs. Place Class B Granite Rip Rap within existing voids and scour holes to create a flatter surface for boat trailer traffic. Replace links tying the 8 slabs together and put back in place.

Install vinyl sheetpile wall along the boat ramp toe. Sheeting will extend along the 14' toe of the ramp and up each side approximately 16'. Drive sheeting so the top edge is flush or slightly below the boat ramp surface to prevent interference with rolling trailer tires during extreme low water events.

Approximate life of repair 15-18 years. Cost = \$44,500

OPTION 2 – Maritech Dredging - Long Term Repair

Saw cut existing concrete slab above the Mean Low Water (MLW) mark, remove existing hog slats and debris, construct #57 stone footing, construct reinforced epoxy coated rebar with corrosion inhibitor, pour a 14 ft X 20 ft X 6" concrete slab, epoxy coat with corrosion inhibitor, slide slab into place below the MLW, and secure into existing ramp surface to prevent possible migration. Install vinyl sheetpile wall along the boat ramp toe. Sheeting will extend along the 14' toe of the ramp and up each side approximately 16'. Drive sheeting so that the top edge is flush or slightly below the boat ramp surface to prevent interference with rolling trailer tires during extreme low water events.

Approximate life of repair 25+ years. Cost = \$127,500 (Board recommended)

OPTION 3 - Patriot Boat Lift and Dock Maintenance – Long Term Repair

Install temporary coffer dam from the edge of high tide water level. Drain all water in the working area keeping the pump in place. Remove slabs that are not in place, frame up the edge of the new portion of the ramp. Place rebar throughout the new slab portion for strength and pour a new cement. Smooth and let cure for 48 hours, remove forms and coffer dam.

Approximate life of repair 25+ years. Cost = \$305,000

Project funding for boat ramp repairs

- Short-term solution (15-18 year): repairs to be funded through the Club's treasury.

- Long-term solution (25+ years): HVYC will secure a loan from an accredited lending institution (i.e., TD Bank, our bank for many years). Favorable loan terms to be structured not to exceed ten (10) years.

Note: Members will not incur an assessment for the ramp repairs. Repairs will be funded by current and future Olde Point ramp pass holder fees.

Submit

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7/8/22, 1:37 PM

Re: For your review -- Your immediate attention and vote are required on the ramp repair issue!

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September 22, 2021

Harbour Village Yacht Club c/o Dale Olmsted
102 Coquina Road
Hampstead, NC 28443

Dale,

I am writing to follow up on our previous conversations concerning your potential boat ramp repair and present you with a written cost estimate. As discussed, the proposed work includes two itemized repair options consisting of a short term and long term repair to your existing boat ramp at the Harbour Village Yacht Club. Details of each option are specified below.

OPTION 1 – Short Term Repair – Rip Rap Placement

Proposed repair consists of straightening existing slabs and minor grading of substrate in the area surrounding existing ramp footprint. After work area preparation, Class B Granite Rip Rap will be placed within existing voids and scour holes to create a flatter surface for boat trailer traffic.....**COST - \$24,000.00**

OPTION 2 – Long Term Repair – Ramp Replacement

Proposed repair includes saw cutting existing concrete slab above the Mean Low Water (MLW) mark, removing existing hog slats and debris, construction of #57 stone footing, construction of reinforced (epoxy coated) with corrosion inhibitor “push slab”, placement of push slab, and a poured reinforced (epoxy coated) slab with corrosion inhibitor above MLW to tie into existing ramp surface.....**COST - \$110,000.00**

Please take your time with your review and feel free to contact me directly if you have any questions or concerns. Maritech appreciates your consideration and we look forward to working with you in the future.

Sincerely,

Adam C. Knierim, M.S.
President

Accepted By:

NAME

DATE



Harbour Village Yacht Club – Boat Ramp Repair
Fixed Price Contract

This agreement is made this day of December 16, 2021 by and between Maritech, LLC of Hampstead, North Carolina {herein and after referred to as the contractor}, and the Harbour Village Yacht Club of Hampstead, North Carolina {herein referred to as the owner}, for repair of existing boat ramp as specified within the attached project proposal.

The contractor and owner agree as set forth below:

1. Contract Documents - The terms of this contract include the conditions of this contract and by reference the provisions in the other documents specifically listed below {Copies of these documents are attached to this contract as Exhibits}. The terms of this agreement shall prevail over any conflicting provisions in the documents incorporated by reference. If a conflict exists between the plans and specifications, the specifications shall govern. The owner has selected Option 2 and Alternative 1 outlined within the Project Proposal. Work to be performed includes the following:

- A. Repair includes saw cutting existing concrete slab above the Mean Low Water (MLW) mark, removing existing hog slats and debris, construction of #57 stone footing, construction of reinforced (epoxy coated) with corrosion inhibitor "push slab", placement of push slab, and a poured reinforced (epoxy coated) slab with corrosion inhibitor above MLW to tie into existing ramp surface.
- B. Installation of vinyl sheetpile wall along the boat ramp toe. Sheeting will extend along the 14' toe of ramp and up each side approximately 16'. Sheeting will be driven so that the top edge is flush or slightly below the boat ramp surface to prevent interference with rolling trailer tires during extreme low water events. Additional sheeting may be installed along the remaining exposed ramp sides at the request of the owner.

Title	Date	No. of pages
C. EXHIBIT - Project Proposal	11/8/21	2

2. The work unless otherwise specifically noted, the contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services (including necessary CAMA permits) necessary for the proper execution and completion of the boat ramp repair.

Contract Price - The owners agree to pay the total contract price for all labor and materials furnished and work performed by the contractor of **\$127,500.00**.

3. Payments - The contract will be paid as follows:

- A. **DEPOSIT** – Due upon signing of contract.

Sum of Deposit - \$10,000.00

**Patriot Boat Lift and Dock
Maintenance, LLC**
3600 S College Rd, Suite E-355
Wilmington, NC 28412
(910) 512-0911

ESTIMATE



Harbor Village Yacht Club
2019 Kings Landing Road
Hampstead, NC 28443

Service Address
Harbor Village Yacht Club
2019 Kings Landing Road
Hampstead, NC 28443

Estimate # 53
Estimate Date 10/08/2021
Estimate Total \$338,150.00

Item	Description	Cost	Quantity	Total
	Build and Install New Floating Dock Remove existing structure where new dock will be installed, build new 272 sqft floating dock using weather resistant materials. Install the new floating dock in designated area at the slip.	\$60.00	272	\$16,320.00
	Build and Install New Floating Dock Remove existing structure where new dock will be installed, build new 280.5 sqft floating dock using weather resistant materials. Install the new floating dock in designated area at the slip.	\$60.00	280.5	\$16,830.00
	Replace damaged Boat Ramp Install a temp Coffe Dam starting from the edge of high tide water level. Drain all water in working area keeping the pump in place. Remove slabs that are not in place, frame up edge of new portion of the ramp. Place rebar throughout the new slap portion for strength and pour a new cement. Smooth and let cure for 48hrs, then remove forms and coffe dam.	\$305,000.00	1	\$305,000.00

Terms

This estimate is only valid for 20 days. The projected work would need to be revisited if not agreed upon within that 20 days to ensure price is still valid. Once the Estimate has been accepted, the terms of the estimate will remain in effect until completion of the services prescribed.

Subtotal \$338,150.00
Tax \$0.00
Estimate Total \$338,150.00

Notes

This service will require a 70% retainer pay by the customer upon execution of this service agreement.



November 8, 2021

Harbour Village Yacht Club c/o Dennis Mauer
 102 Coquina Road
 Hampstead, NC 28443

Dennis,

I am writing to follow up on our previous conversations concerning your potential boat ramp repair and present you with a written cost estimate. As discussed, the proposed work includes two itemized repair options consisting of a short term and long term repair to your existing boat ramp at the Harbour Village Yacht Club. Details of each option are specified below.

OPTION 1 – Short Term Repair – Rip Rap Placement

Proposed repair consists of straightening existing slabs and minor grading of substrate in the area surrounding existing ramp footprint. After work area preparation, Class B Granite Rip Rap, #4 Stone, and #57 Stone will be placed within existing voids and scour holes to create a flatter surface for boat trailer traffic.....**COST - \$27,000.00**

OPTION 2 – Long Term Repair – Ramp Replacement

Proposed repair includes saw cutting existing concrete slab above the Mean Low Water (MLW) mark, removing existing hog slats and debris, construction of #57 stone footing, construction of reinforced (epoxy coated) with corrosion inhibitor “push slab”, placement of push slab, and a poured reinforced (epoxy coated) slab with corrosion inhibitor above MLW to tie into existing ramp surface.....**COST - \$110,000.00**

ALTERNATIVE #1 – Sheetpile Installation Along Ramp Toe

Installation of vinyl sheetpile wall along the boat ramp toe. Sheeting will extend along the 14’ toe of ramp and up each side approximately 16’. Sheeting will be driven so that the top edge is flush or slightly below the boat ramp surface to prevent interference with rolling trailer tires during extreme low water events.....**COST - \$17,500.00**

ALTERNATIVE #2 – Additional Reinforced Concrete Slab

Form, pour, and place additional reinforced concrete slab with steel lifting eyes to match existing slabs. Slab includes epoxy coated or fiberglass rebar and saltwater corrosion inhibitor. Slab dimensions are approximately 14’ x 2’ x 6”. Placed slab will be connected to existing slab with stainless steel quick link or comparable.....**COST - \$3,200.00**

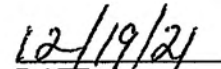
Please take your time with your review and feel free to contact me directly if you have any questions or concerns. Maritech appreciates your consideration and we look forward to working with you in the future.

Sincerely,

Adam C. Knierim, M.S.
President

Accepted By:


NAME


DATE

B. **DRAW 1** - Payment to be made upon mobilization of equipment and initiation of work.

Sum of Draw 1 - \$39,167.00

C. **DRAW 2** - Payment to be made upon 50% of project completion.

Sum of Draw 2 - \$39,167.00

D. **DRAW 3** - Payment to be made upon 100% of project completion.

Sum of Draw 3 - \$39,166.00

4. Insurance - The contractor and subcontractor shall purchase and maintain at the contractors own expense, all necessary general liability, workers comprehensive, and automobile insurance to protect the contractor from claims for damages because of bodily injury, including death, and for damages to property that may arise both out of and during operations under this contract.
5. Effective Date and Signature - This contract shall become effective on the day it is signed by all parties.

We the undersigned, have read and understand, and agree to each of the provisions of this contract and hereby acknowledge receipt of a copy of the contract.

Owner Dennis Maurer date 12/19/21

Contractor [Signature] date 12/19/21