

**Windsor Yacht Club
Riverside Marina
February 20, 2020**

(Remarks as given by Tom Weber and Joe Gatfield at the February 20, 2020 meeting of the well holders of Riverside Marina at the Windsor Yacht Club)

Tom Weber:

Good evening and welcome to our Club. As we all know, we are here tonight as a result of the agreement between the Windsor Yacht Club (WYC) and the Windsor Port Authority (WPA) for the lease of Riverside Marina (RM) for the next sixty years.

Basically, the reasoning for entering this lease was so that the WPA could focus on its' main interests as a leader in the field of commercial freight, while the WYC is interested in expanding the benefits we offer to our Members.

One of the terms of the agreement was that the WYC would invite all well holders from the 2019 season, including those that were displaced on dock 4/5, back for the 2020 boating season without any requirement to have a WYC Membership. The procedure for that benefit to the existing boaters is fairly straightforward: You will simply submit a well application, your insurance information, your boat ownership as well as a non-refundable cheque payable to the WYC for the \$500 deposit before the February 29th due date. During the month of March you will receive an invoice showing the balance of your well cost which is to be paid by March 31 – the day before the harbor opens on April 1. Once those requirements are met, you will have locked in your well for the upcoming boating season. Note that all operations of the RM are now taken care of by the WYC, and the WPA is no longer handling any part of the marina's day to day operations.

Alternatively, we know that some of the 2019 well holders will be going over to the city marina this year. So, for those that are here tonight that were not RM well holders in 2019 and are looking to secure a well, you can submit a well application in order to request one of the wells that may not be filled by the 2019 well holders or a WYC Member. We will know in early March how many wells have not been claimed by the previous well holders.

Another provision in the lease states that any of the 2019 well holders who become Members of the WYC in 2020 will once again be guaranteed their boat slip in the 2021 season. The timing of this procedure will be a little different as we will be streamlining the due dates for requesting a well to align with the current WYC procedures and all of the four requirements mentioned above will be due on December 30, 2020. We will also be streamlining many of the RM policies to align with our own WYC policies. Some have already been included in the current RM application. Our intention is to run RM as a kind of “hybrid” harbor for the foreseeable future— a mixture of WYC Members as well as non-Members. Members of the WYC will be given preference for any available boat wells going forward beyond 2020, but we may still be hosting non-Members well into the future.

I’m sure the key question in the minds of many of the current well holders who do not want to become a Member of the WYC is – how long do I have before my well will no longer be available to me? Unfortunately, we have no way of answering that question as it all depends on the transition of RM to a full WYC Membership harbor. This process could take as little as a couple of years to as much as five or ten years – we just don’t know and won’t attempt to give any guarantees on this timeframe.

Of course, the best way to guarantee an ongoing well into the future will be to join our WYC family, which will be discussed below.

(Intro Joe Gatfield)

Joe Gatfield:

Thank you Tom.

I would like to start off with who makes up the Yards and Docks Committee here at the Windsor Yacht Club. It is important to understand that all grounds overseen by the Windsor Yacht Club are under the supervision of the Y&D Committee. As per the WYC Board Regulations:

The Yards and Docks Committee shall be responsible for the operations and maintenance of yards, docks, storage and service facilities.

Under the structure of WYC, the Y&D Committee reports to the Rear Commodore. The Chair of the Y&D Committee is a Member of the Board of Directors. I want to tell you a bit about this committee....

The Chair, Paul Robinson, is a Master Electrician, and has been in the

construction business for 41 years and is currently the Vice President of Sterling Ridge Infrastructure Inc. His Y&D team includes 6 additional volunteers and lately many others stepping up to assist in the Riverside Marina project. These volunteers consist of Engineers, tradesmen, suppliers and generally knowledgeable people who give hundreds of hours of time to the WYC properties. Included in the Y&D team is our Harbour Master Tim Hardy who happens to be a well holder at Riverside. Tim oversees the day to day operations outside and has a summer staff of 5 employees. Myself, I have been in the construction business for 33 years and prior to returning to Windsor, was involved in the Marina business on Rondeau Bay for 15 years. I am a previous customer of Riverside for several years.

I give you this information so you know that the properties are well cared for and we have many hands to ensure that care.

Your interest this evening is where are we with the Riverside Marina property. I will tell you that when the announcement was made on January 24th, the Y&D team went into action immediately. They met regularly, learned the expectations, listened to what the challenges were and began. Within 7 days, they had approved drawings by the Windsor Port Authority to begin the rehabilitation stage of Dock 4/5.

Let me go over the list of what has happened, what is in progress and what is down the road.

- The well agreement has been completed aligning some rules and regulations with that of the WYC. You will note that the season is now April 1 thru Nov 30 adding an additional 10 weeks available for your boating season.
- The first priority was to address the dock 4/5 situation. It is currently well underway and has been raised 7 inches which puts it above the current level of the parking lot. Cleats are still to be added. The leak in the water line running under the dock has been identified and repaired.
- There has been an access to the WYC east harbor put through the fence. This will allow easy access for those Members of WYC at RM and for the WYC staff to service the RM property.
- Safety is always a concern around the harbor. We are assessing the needs of safety ladders (7), fire extinguishers and life rings.
- Any electrical deficiencies are being assessed and acted upon (Question at meeting....will the panels be locked....no)
- We are investigating the carryover of WiFi from the WYC

- We are pricing security cameras
- WYC purchased the two BBQ's from the WPA and will be available for use by the well holders in RM
- The hand dryer in the men's washroom will be replaced
- WYC staff have daily routines that must be done with a completed checklist daily. This will include RM moving forward....garbage removal, washroom maintenance and when available, docking assistance
- Use the pavilion....we are looking at ways to enhance its use and if you have ideas, please see any one of the Y&D committee.
- The Y&D volunteers do safety checks regularly throughout the properties including checking for stray voltage in the harbor.
- We are not immediately going to deal with the building at the water, but will within the next year....and it will likely be rehabilitated but I cannot state at this time the purposing of the building....although I keep hearing of such uses like a Tiki Hut....a bar etc....

We want you to feel comfortable....when I was a customer of Riverside it was an envied place to be. The WYC family welcomes you and the Y&D team welcomes you....they are spirited, they are able and they are willing....we will grow together to make the RM Harbour of the WYC 'A place to be'.

I will now turn the program back to Tom Weber....

Tom Weber:

Now I'd like to go over some of the benefits and details of Membership at the WYC before we start taking any questions you may have about what you've heard tonight. Besides the ability to join us in everyday dining at the Club, we host many events that Members love such as our regular entertainment nights when you can kick up your heels or just lean back and enjoy the view. We also host one of the most popular sailing race programs on the lake with about forty boats participating on Wednesday nights, and the finish line positioned directly in front of the Club. Our patio, with the best waterfront view of any in the area, is packed on race night and a nice relaxing choice on any day or night. Once the sun goes down, you can head over to the fire table with its' perfect view of the lake. Don't forget about our swimming pool which is a popular relaxation and meeting spot for

our Members on the weekends. And, if you have younger kids, keep in mind our many kid's events, like our annual fishing derby, pool party or Christmas party.

If you're inclined to get out and about, join us on our fleet cruises which often see 25 Member boats or more head out to great destinations for fun filled events. Or, take advantage of our relationship with our neighboring Clubs such as DYC, Bayview or The Grosse Pointe Yacht Club – one of my favorites for just relaxing by their pool for a weekend away on the boat. If your travels take you farther afield, keep in mind that many Yacht Clubs all over the world will welcome you on a reciprocal basis to visit for a lunch or dinner.

Joining the Club is as easy as filling out an application. You will be able to use your credit card for your initial purchases and then, once your Membership is approved, you'll be assigned a Membership number to which all your dining will be charged in our cashless Club and a monthly statement will be emailed to you.

Normally, we charge a \$500 initiation fee, but for any of the RM boaters that join before May 1, we will waive that charge. We're trying to make it as easy as possible for you and, with the initiation fee waived, you really have nothing to lose in joining our family and taking us for a test drive. Monthly cost of Membership is \$170 + HST. Further information on our Membership details can be found on the WYC website in the Membership section.