

COMMODORE'S REPORT

Completed



Having reached the end of the financial year, I can report that all our programmed major capital works have been completed and the Club is in a sound financial position. Recently we signed off with our builder on the completion of renovations and refurbishment of the western annex of the Clubhouse. During this renovation, a considerable area of asbestos sheeting was removed and replaced with colourbond. Together with previous renovations to the eastern annex two seasons ago, I believe we have some quality facilities to serve our members, guests and visitors. The newly developed BBQ and recreation area to the north of the Clubhouse has added another dimension to our

facilities. One must not under-estimate the services of many volunteers and donors to the project and their assistance in cleaning up the grounds. The Club has never looked in better condition.

In recent weeks your Flag Officers have had several productive meetings and discussions with officials with Parks Victoria and the Department of Sustainability and Environment (DS&E). A meeting at QCYC with the Regional Manager for Bays and Parks, the Chief Ranger for Port Phillip and Westernport and the Chief Ranger for Bellarine discussed the issue of pile moorings to be laid for vessels from Queenscliff Harbour. Furthermore they are sourcing for us a grant of up to 50% of the cost of sealing the causeway road estimated at \$82,000. Parks are most impressed with our management of the site and our ability to make significant improvements to our leasehold as indicated in our strategic and business plans. It is their intention to use this as a model of management for leased crown lands for waterways in Victoria.



Members will be aware that back in March it was discovered that Cygnet Bridge was in a perilous state, hence the imposition of a 2 tonne load limit. Expert opinion was sought from engineers and divers as to how to make the necessary repairs to reinstate the integrity of the bridge. A quotation for nearly \$20,000 was received to repair the bridge inclusive

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of engineering fees. Discussions with Parks led to an offer that they would pay half the costs and also pay for the upgrade of a new stronger decking to increase the load limit to 15 tonne at no extra cost to the Club. We thank Elstone Diving Services for completing the task and Parks for their contribution. We now have a first class facility that will last for many years. Parks has instructed the dredging contractor to abide by our speed limit for the causeway and the load limit on the bridge.

For the future Parks has also indicated that they will take over the administration of our Club lease from DS&E and are very keen to work with us to achieve various outcomes, such as dredging. We have been in contact with a senior official from DS&E who is responsible for leasing arrangements in Victoria. The Vice Commodore and I met with him and other officials at QCYC. The outcome of that meeting has been the granting of significant rent relief over the remaining eight years of our lease. They formed the view that our expenditure on the rock wall and road upgrade was beyond the terms of our lease. As such we were entitled to rent relief to the sum of \$6,250 (off the current rent) for the next eight years with no further increases in rental, or rent reviews. This has been a significant achievement.

On the water we have seen fleet visits from Royal Geelong Yacht Club (RYGC), Royal Yacht Club of Victoria (RYCV) and Royal Brighton Yacht Club (RYBC) as part of their end of season racing program. Thank you to the RYCV for raising nearly \$800 for Cottage by the Sea through a raffle. On Queen's Birthday some thirty yachts were alongside at various times in fine weather.

It is important to reflect on the improved Club facilities and the closure of Queenscliff Harbour in attracting increased visitation. There has been a significant increase in wharfage, visitors' fees and bar takings. At this point of time nearly 300 yachts have visited during this sailing season.



Turning towards the forthcoming **AGM in October**, members need to be thinking about potential candidates who will be needed for Flag Officer and Committee Member vacancies. It is most important to have a strong Board of Management to review our strategic and business plans to maintain our position in the yachting fraternity. There will be a small increase in annual subscriptions in line with CPI as well as charges for wharfage, visitors and dinghies. There will be no Levy imposition for the new season.

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Attention should be drawn to the change made to the 60 day maximum berthing at QCYC without an increase to \$140.00 per week as specified in the Wharfage Book. If a boat owner wished to extend beyond the 60 day period, the owner must make application in writing to the Secretary prior to the expiry of the 60 day period setting out the reasons for requesting an extension without additional penalty. If an application is received out of time, then the normal rate of \$140 per week shall apply. This change has been in response to several cases where exceptional circumstances can be pleaded.

Finally, let's not forget Christmas in July on Sunday 27th July at 12 noon at a cost of \$30.00 per head. Please complete the application form available from the Website, with payment due by 18th July. We are limited to 100 persons for logistical and operational reasons. As at 1st July 70 applications have been received. I look forward to seeing you all in line with the spirit of Christmas.



Darryl Morrison
Commodore

VICE COMMODORE'S REPORT

Now that winter has really set in we have seen a downturn in activity at the Club, but things still go on in the background. We have a very dedicated band of volunteers who continually work to improve the property and facilities of the Club, and to them I say "Thank you".

Thank you volunteers

Some Members have expressed to me dissatisfaction with the **'sixty day rule'** regarding wharfage, where the rates go up substantially after sixty nights alongside the QCYC wharf. This rule has been enforced to discourage members from using the wharf as permanent berthing.

The Committee has agreed to trial a system that has been used in the past at QCYC, which enables Members, who have valid reasons, to stay alongside for more than sixty nights, and not be charged the higher fees. To qualify Members must make written application to

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the Secretary, prior to exceeding the sixty days at the wharf, outlining their circumstances and plans. The Committee will assess all applications received and respond in writing.



The Club's Honorary Historian and long time Member, Mr Ron Davies is busy writing the first draft of our Club History and the initial results are very encouraging. I'm sure that many early Club Members, as well as their children will have memories and or mementos of the early days of the Club.

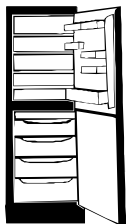
You can contribute: I would encourage any Member who can contribute to Ron's work to contact him through me.

I'm sure he'll be pursuing such Members in the near future.

The season just past has been another busy and successful one for the Club, and I'm sure the usage will continue to grow, as more boaties become aware of our Club's facilities.

On this note a sub-committee has been formed to look at utilisation of the wharf, including size and weight of boats and the number we can accommodate. At Easter we were rafted four and five deep, which worked because of the kind weather. In a howling westerly it wouldn't work at all. The system in place has been self-regulating in the past, and if the weather wasn't looking good, some people didn't arrive. I'm not sure that we can rely solely on self-regulation in the future. We may have to go to a system where Members need to pre-book a berth (similar to a ski lodge), so we can manage our asset more effectively and safely. We may not be there yet, but at some stage with more Members, more boats and bigger boats, demand is going to exceed supply. If anyone has any thoughts or ideas on this subject I would appreciate a phone call or email.

On the subject of sub-committees, we have created another to look at the kitchen facilities in the Clubhouse. And again I would be interested to hear from anyone regarding this project. I'd also be interested to hear from any Member who has any contacts in the industry who may be able to assist in sourcing of equipment that will be required. Thanks.



DID YOU TALK ABOUT REFRIGERATION TO THE COMMODORE, WE WOULD LIKE TO HEAR FROM YOU AGAIN: I'm trying to track down someone who attended our last Orientation day in March this year, who was talking to the Commodore regarding the refrigeration at the Club. From the conversation that took place it would be helpful for us to continue that dialogue. If the Member in question could please call or e-mail me I would appreciate it.



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Hopefully I'll see you at Christmas in July.

Michael Bowe

Vice Commodore

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0419 368 451

Coming Events

July 27th **Christmas in July at QCYC Clubhouse.**
1200: Pre-dinner nibbles and drinks followed at 1300:
Dinner.



Members' Corner

This section enables Members to share any information on cruising activities. Email your cruising highlights or tips to: Vice.commodore@qcyc.org.au

QCYC and Sandringham Yacht Club (SYC) members John Sloan and Cecilie Murray on Delphian, their 47ft McIntosh performance cruiser, recently won the Dent to Dunk Rally in North Queensland. On board were fellow QCYC and SYC members Althea Sharples and Mark Fox and Trish Wallace-Smith. Forty five boats set off from Airlie Beach on Saturday 17th May for the Dent to Dunk Rally, a social cruise in company, with overnight anchorages at some of Australia's most beautiful locations. The ten day rally featured wonderful day sails on smooth, green seas, spectacular sunny weather and social functions in exotic locations. Points were awarded for arriving at each anchorage at the 'secret time' and for excelling at fun activities throughout the rally. Highly recommended. If you'd like to know more, email cecilie@delphian.com.au

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QCYC Cruising Programme 2008 - 2009

November 1st – 4th **Melbourne Cup Weekend**
Port Phillip Bay Cruising Rally

January 3rd – 4th **Ross Farrow Cruise to Blairgowrie**
Yacht Squadron
Saturday - overnight stay
Lunch Sunday - Sorrento Sailing &
Couta Boat Club

January 17th – 26th **Westernport Cruise in Company**
Flinders, Yaringa, Hastings, Rhyll
Restaurant Cruise

March 1st – 11th **Bass Strait Offshore Cruise**
Cleelands Bight, Refuge Cove
Corner Inlet, Port Welshpool, Freshwater Cove
Chinaman's Cove, Miranda Bay/Rabbit Island
& return to Port Phillip

April 12th **Easter Sunday**
Coles Channel Picnic Cruise

For more details please contact the Commodore on (03) 5278 7331



Gate Operating Times

Gate Operating times **until further notice** for the Swan Island Security Gate are:

Sunday to Friday	0700	-	1800 hours
Saturday and Public Holidays	0700	-	1900 hours