



**Urbanna Harbour Yacht Club**  
**P O Box 404**  
**Urbanna 23175**

November 20, 2009

Members:

It has been my honor and my duty to serve as the president of the UHYC. Board over the past months. Our board has faced many challenges and the board members have met them with honor and perseverance. One of the difficult challenges that this board has faced is the deteriorating condition of our docks.

Each member of our organization owns a condominium boat slip. These precious assets are in a state of disrepair that is unacceptable from all standpoints: aesthetics, value, appreciation, and liability. As your representatives, this board has taken very seriously the issue of our decaying infrastructure and many hours have been expended out of these fine people's lives to support our beautiful club and your assets. As with every such diverse group, it is in the best interest of some to minimize cost and others to construct the finest docks that money can buy.

Our fine dock committee was charged with leaving all preconceptions at the door and developing a plan of action that best protected the interests of all members. They were asked to abandon all preconceptions and to subordinate their own best interests to the best interests of the general membership. Never was there an instance of a single member of this important committee promoting a selfish action and all possible scenarios of repair and replacement were considered with equal weight and time. They worked with your best interest in mind tirelessly and honorably.

Some of the things that were considered were repair of the docks as they exist, rebuilding of the fixed docks in place one segment at a time, doing the work ourselves by hiring our own crew to construct the docks, fixed docks, floating docks, reuse of electrical components, and every kind of system and each element.

This committee had to develop a capital project to replace or repair our docks that would produce the greatest value for the members of our association per dollar spent. They were charged with developing a program that would accomplish this with the least financial expenditure. They were to look at all possible repairs and all methods of construction. They considered in depth the existing value of our docks, potential liability of the unimproved structure, and the appreciation of our asset from this work. Always they acted to develop a program which would return a net appreciation to our members' assets (our docks).

It has been the determination of this committee that the membership is best served by the construction of a floating dock system of a specific design. The resulting system will save the membership substantial cost of maintenance over the coming years and every dollar so spent will result in a net positive appreciation of the value of our docks. It is the best possible scenario for the membership and it is, ultimately, the best fiscal action that we can make. I urge your support

of our board and the dock committee and I ask you to vote YES to move forward with the construction of these improvements.

Your board and I do not take these actions without just consideration. We understand the weight of such an undertaking and that these actions will negatively impact some of our close friends and the very people who we represent. Our determinations are based on the best possible resolution of a difficult problem. The actions that we advocate will produce the best possible product for us all. Some will be harmed by being shouldered by this significant cost at a difficult economic time, but every slip owner will be best served by supporting this undertaking.

It is my duty, too, to inform the membership what must take place in the event of a NO vote. Our docks have been maintained as well as our fine maintenance committee, chaired by Phil Mullins, can with our limited resources. Your board rejected any special assessment of our members and, instead - the docks have been maintained solely through volunteer efforts. This is not a sustainable effort and in spite of the hundreds of hours of volunteer service of Mr. Mullins, his committee and outside volunteers, our infrastructure is failing. As is attested to by the recent inundation of the docks, the loss of deck boards, the arcing electrical services, failure of stringers, the catastrophic failures of elements of our docks (some resulting in people in the water), the liability produced by our docks now outweighs the asset value of the docks. If we continue, we will, one day suffer a suite - and the potential for financial loss that will result will overwhelm the cost of the conceived repair.

If we are not moving toward a proper repair, I will make a motion to the board to condemn the docks and take all actions appropriate to assure their closure until a special assessment can be developed to complete reconstruction of our docks as provided for in our bylaws.

The loss of a boat on my watch would break my heart. The loss of a son, daughter, father, or mother would haunt us all for the rest of our lives. It is time for us all to step up and shoulder this substantial cost for our own good and for the continuance of the responsible operation of our beautiful club.

You are my friends. I work for you on this board and I care for you personally and I care deeply for our precious club. I want to fix everything that is wrong with this organization and I want to make it better than it has been. I feel that it is my responsibility to make the general membership understand what every member of this board knows, that these docks present an unacceptable danger and that it would be an irresponsible action to continue as the club has continued with the potential for harm to the membership and guests that they represent in their present condition.

Thank you for your continuing support, I look forward to open discussion of these difficult issues and the rapid resolution of them.

Scott Cahill  
President UHYC