

D R A F T
Long Range Planning Committee/Building Committee
2018
Ted Weihe
Rear Commodore
August 21, 2017

Background: According to the SSS bylaws, “The Rear Commodore shall be responsible for the care and maintenance of the existing Squadron buildings and grounds and shall oversee all plans for improvements or additions to buildings and grounds and assist the manager at monthly work parties. The Rear Commodore shall serve as the Chairman of the Long Range Planning Committee/Building Committee.”

The LRP committee should review the 2017 draft Long Range Plan and recommend amendments to the board. Recommendations are to be submitted in August, submitted to membership for their comments in August and approved by the board in September.

Process: The Finance Committee has developed a Capital Budget for club improvements under the LRP and assignment of improvements to individual board members. This process appears to be working well, though some items were delayed due to the overriding importance of funding the wave attenuation system (Wave Fence & A Dock).

Background

Docks: We have completed the installation of **C dock**, made upgrades such as wire to discourage birds, and WCIND has agreed to allow us to extent the grant for additional upgrades and shift the remaining funds to the **A dock** (wave fence). We have adopted docking rules to protect the dock from boats moored to the docks during major storms.

The board continues to test the use of an open slip on **B dock** for use by members and race committee boats. We have adjusted the fees and permit members to use the space for short periods without fees. We may consider providing additional slips as current slip holders give up their slips.

Sarasota County Commission and WCIND board approved our **wave attenuation** (wave fence) project. We were successful in transferring our FY2017 approved small hoist project to the wave fence. With this shift in funds, no expenditures can be made until November 1, 2017. Our permit by the Department of Environmental Protection was approved and the permit application for the Corps of Engineering is in process. The board approved a \$10,000 down payment to MarineTek for construction of a Floating Wave Attenuation System to replace A-Dock, which was selected in a competitive bid. The board

also approved funding a soil analysis; both are essential in preparing final drawings for final installation and Army Corp Permits.

The next step in 2017 is to finalize the drawings and information for the Corps permit. Given expected permit delays, we foresee A Dock installation in the late Spring or Summer of 2018. Once the final drawings are complete, we will bid competitively for the demolition of the current dock and installation of the new Floating Dock System. When we have solid cost estimates, we may want to increase the wave attenuation system from 10' to 12' width and include or postpone finger piers depending on cost and funds available.

We cannot estimate at this point the full costs of the wave fence until we bid on its installation. However, since this is a major expense, we have postponed various approved improvements in 2017, and will take a cautious approach to capital expenditures in 2018.

Other Improvements

A new water side deck was installed in 2017. We have explored various alternatives for a **shade awning**. We have an offer from Westmark to donate the canvas similar to the awning over C dock if we chose that option.

We have raised over \$6,000 for the shade awning and are currently fundraising through donated equipment for a new **flag pole**. This is an excellent opportunity for a donation in memory of a former member.

The new and more powerful **Kubota** was purchased in 2017, and the old one is currently a backup. The older Kubota continues to have frequent breakdowns, and is used by members. The new Kubota is only used by staff.

We have modified our WCIND grant for FY 2018 to buy a rubber **rescue and teaching boat**, and the WCIND Authority has agreed to transfer remaining FY2017 funds from the Parker in order to purchase a larger rubber craft. We currently use the Whaler as a support boat. It has been outfitted and made available on C dock. We plan to sell the Sea Ray which is not considered appropriate for rescuing capsized boats or as a committee boat. We have acquired Hobie Wave Riders for instruction and plan to sell some of the older rental fleet and instruction boats.

Grounds: The counter-clockwise auto and boat **circulation system** with posted direction signs has been a success. We are able to save funds by using the new Kubota for spreading gravel. Staff created a **pedestrian path** along the fence from the entrance to reduce conflicts between walkers and cars & boats. It has been less than successful, but better signage and publicity may increase its usage. A permit has been issued for a gate to the SYS

near the radio tower and will be installed soon. SYS youth can then be picked up by parents near the radio tower, reducing traffic on the grounds.

We have approved a new **Guest policy** in which non-members may not park on the grounds, and two parking permits will be provided to all members. This change will reduce non-guest cars & boats from taking up valuable parking space and reduce conflicts when unauthorized cars block boats.

We have aggressively identified and grouped **dead boats** either for their removal or auction. We may want to consider adoption of contracts, similar to those used for storage units, so that the process of removing dead boats is not as complicated or as long. As Sarasota grows and SSS membership rises, SSS must enforce rules that stored boats must be actively sailed.

We have installed **LED outdoor lighting** to reduce costs and extend life of bulbs. We have not yet begun to upgrade our outdoor security systems. We are considering increasing the electronic monitoring of the bar area.

We have approved a **new boat storage system** that will designate three standard sizes of boat storage spaces in which the Squadron will install or arrange to have installed tie down lines. Currently less than 1/3 of boats have tie downs, and boats may be moved after owners have already installed them. Lack of tie downs endangers all boats during storm events. Permanent storage spaces will alleviate this problem; members will have permanent spaces with tie downs and will be able to move from large to smaller spaces when they open up. Pricing will be based on boat storage space sizes, not length of boats and trailers.

Staff continues to remove and/or trim **trees**, but we have not yet adopted a landscape plan for replacing invasive trees in keeping with the Sarasota City tree ordinance.

We plan to replace trash cans with better lids in 2018.

Buildings: The House Committee installed new screens and screen doors around the porch, painted the porch area, installed burgees on one of wall, purchased new chairs, installed flags and lights in the covered pavilion and improved the two bar areas. The Luffing Lassies will install a Sail Quilt, by two member artists, at the entrance or hallway to commemorate its 75th anniversary.

Future Activities

At some point, we will need to replace the pavilion **roof**. Funding for its replacement should be a priority in 2018.

The current bulletin boards are messy and unattractive. Pictures fade quickly and notices are placed haphazardly. We remain committed to an **electronic bulletin board** that could include notices of races and events, more dynamic videos of classes, and increased knowledge about the club. We installed a solar light to brighten the clubhouse.

In 2018, we will consider replacement of **vinyl window covers**. We plan to develop architectural drawings to improve the **entrance** since the current front wall is rotting. Double door openings are more welcoming, with the entrance moved back and a portico over the doors. Since this requires permits, the design and costs will be prepared and sent to the board for its consideration in 2018. We may be able to arrange for a nautical mobile in the entrance hall area as well.

Staff has installed motion sensor light switches in the clubhouse and the **stone house** to reduce costs. In 2018, we may want to develop a plan to remodel the stone house.

The board is considering the formation of a 501c3 non-profit organization in parallel but not overlapping with our current SSS 501c(4). A committee was appointed in 1987, the effort has been considered for 30 years, has been intermittently included in previous LRP's, and was included in the previous 2017 LRP. The purpose of the non-profit is to provide for first-class adult education, instruction and opportunity for adults to learn and appreciate sailing and "silent" water craft. It could provide rental boats and equipment, check out instructions on rental boats, regatta instruction for volunteers and weather and navigation training on our local waters. The concept is parallel to an SYS for adults. It may also benefit SSS by enabling tax deductible donations. The concept is under active consideration by the board, and the membership will be kept informed as discussions proceed.

Summary of potential improvements for 2018 (not in priority order):

1. Replace A dock in 2018.
2. Change and improve the club entrance.
3. Install shade awnings for new deck.
4. Replace fans in clubhouse and porch on a continuing basis.
5. Potentially install second solar tunnel lighting and/or improved lights in clubhouse.
6. Develop a plan and estimated costs to replace vinyl window covers, or develop alternatives that are code compliant.
7. Improve procedure to remove dead boats in a timely and efficient manner.
8. Open up more slips on B dock for general use and consider widening one or more slips for wider boats.
9. Develop a landscape plan to install salt water resistant oaks or Florida friendly trees replacing current trees around clubhouse and grounds. Trim trees as necessary for both member safety and to reduce bird deposits.

10. Install an electronic bulletin board.
11. Replace the flag pole.
12. Install LED outdoor lighting.
13. Replace pavilion roof when needed
14. Modify the current boat storage system with designated spots and permanent tie downs.
15. New trash cans with better lids
16. Consider forming a 501(c)3 non-profit organization.

The Long-Range Plan & Project list will be amended as appropriate, prioritized and “costed out” as part of the 2017 and 2018 Capital Budget. The intent is to repeat this process on an annual basis to ensure the club plans are appropriate, agreed to by the Board and membership, and adequately funded to ensure timely implementation.