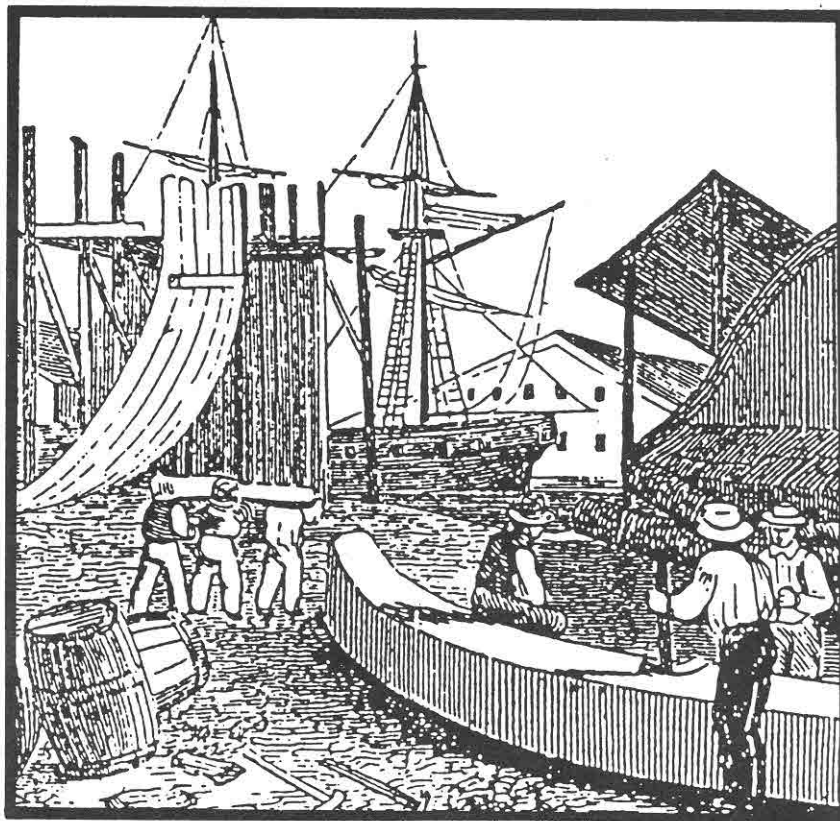


QUEEN CITY YACHT CLUB

CLIPPER

March-April 1993

**WORK
PARTY
MAY 1**



QUEEN CITY YACHT CLUB

BOARD OF DIRECTORS

COMMODORE

Wayne Smith
R: 282-9667
B: 869-2066

ENTERTAINMENT CHAIRMAN

Bruce Beyer
B: 940-0822
R: 607-0903

YARD CHAIRMAN

David Kent
R: 497-1815

VICE COMMODORE

Mark Saunders
R: 698-6674
B: 926-3320

MEMBERSHIP CHAIRMAN

Mary Partridge
R: 469-8384
B: 469-8384

PUBLICITY CHAIRMAN

Andy Lithgow
R: 251-5669
B: 273-5656

REAR COMMODORE

Ron Mazza
R: 203-0996
B: 977-5335

GROUNDS CHAIRMAN

Lawrence Conannon
B: 896-0515

JUNIOR CLUB CHAIRMAN

Moira Coull
R: 203-0917
B: 353-1317

FLEET CAPTAIN

Jim Thorndycraft
R: 322-5209
B: 777-3356

HOUSE CHAIRMAN

Klaus Noack
B: 231-7701
R: 621-1771

PAST COMMODORE

JIM FINCH
R: 593-9294
B: 971-9171

TREASURER

David Hall
R: 465-7222
B: 465-6950

MOORING CHAIRMAN

Norrie Macdonald
R: 699-0639
B: 392-2363

HONOURARY COMMODORE

BOB JOHNSTON
R: 845-3547

SECRETARY

Shirley Brown
R: 964-0749

PLANNING CHAIRMAN

TOM KING
R: 923-5377
B: 392-2363

New Club Phone Number:

203-0929

COMMODORE

I have been very pleased with the progress that your Board of Directors has made on several important fronts. Without getting into details, which will be reported on by others, I would like to highlight that we have completed the lease arrangements with George Benda for the restaurant and bar operation, finalized 1993 project plans, and finalized our 1993 budget. We are pleased to continue our relationship with George Benda. Numerous discussions with George have covered all aspects of the restaurant and bar operation which are important to members, from hours of operation, to menus and prices, to standards of service. Each important item is covered in our lease agreement.

As reported in the last Clipper, we started out this year by focusing very closely on our financial condition. A pro forma budget was prepared and our 1993 spring fee schedule was struck reflecting a modest 3% fee increase. Our objective is to control very closely all costs, and operate with a balanced budget in 1993. A special planning priorities committee of the Board of Directors was established, and several meetings were held to identify and prioritize projects, not only for 1993, but also beyond. It is our hope that by for-

mally examining and documenting our future needs now, (eg: clubhouse maintenance and eventual tender replacement) we will be better able to meet these future requirements, financially and within our capacity to carry out any required work. Such detailed planning and attention to finances has certainly opened our eyes. Presently, with a modest 1993 project plan, but assuming no membership growth, we are projecting a small loss in 1993. This amount may be reduced through membership growth and tight cost control, but if the deficit is not ultimately covered by later in the year, the Board of Directors will have to consider a fee increase or assessment in order to balance our budget. Your Board of Directors will continue to give its fullest attention to the Club's planning and financial needs, and we will continue to report our findings as the year progresses.

I regret having to report that Doug Stevens has resigned as Grounds Chairman. Doug certainly put a lot of enthusiasm into his duties and had accomplished several important tasks as Grounds Chairman last year. In accordance with the provisions of our Constitution concerning the replacement of Directors, the Board has appointed Lawrence Concan-

non to the position of Grounds Chairman for the remaining 1993 term. Lawrence was officially welcomed to the Board at our March 11th meeting. We are all looking forward to his involvement in this important function.

Also, in the previous Clipper I reported on the draft Ontario legislation, Bill 61, Toronto Island Residential Community Stewardship Act. The feedback that we received from our participation in the public hearing before the Standing Committee on General Government regarding this Bill was not entirely positive. The Ontario Government seems reluctant to change the legislation even though our concern is recognized. Discussions with the Toronto Island Residents Association (TIRA) have been quite positive. Recently, TIRA has written us to confirm that they are anxious to have Queen City remain as a good neighbour through the 99 year land trust arrangement that is proposed, and that our access to mooring- outside of our leased property be continued as it always has. A meeting has been scheduled between QCYC, TIRA and the Ontario Government to discuss this important matter.

Wayne Smith

VICE COMMODORE

When I wrote my last report it was snowing, and six weeks later it's still snowing! If only we get as much sunshine this summer as we have had snow it will be a great season. One thing is for sure, this summer can only be better than last (I hope!).

Over the last six weeks a number of us have been able to get together at the two Snug Room parties organized by Lawrence Concannon and Mark Allen-- thanks guys. Thanks also to Ron Fisher who, when I arrived, had his hand down the toilet. Why, you might ask? In the cold spell both the water supply and drains froze, and Ron did a great job with salt and anti-freeze to get things flowing again.

The Board members have continued to be very active: at our March 11th meeting the Board approved the 1993 operational budget. With the continuing hard work of our Treasurer we have a very good understanding of both the revenues and projected expenses, thus the overall Board was able to make a very informed decision.

As part of the work coming out of the Planning Committee effort, we have produced a first-cut projects plan.

The projects have been put into three major categories: annual/maintenance projects; short term projects, and, of course, long term projects (such as replacing the Queen). The plan, which we will continue to refine, identifies the projects that we think the Club will need to undertake over each of the next five or so years. The major projects and associated expenditures (subject to finalization of detailed estimates) that have been approved as part of the 1993 operational plan are:

Completion of the floating docks (water & hydro service)

Improved/repair of exterior lighting in grounds & yard.

Painting exterior of Clubhouse (south and east walls)

Installation of gas hot water heaters and larger tanks in clubhouse. (read: hot showers!)

Repair/replacement of wooden walkways around clubhouse (part).

Repair/renovation of the Queen's finger dock.

A project that will be investigated over the summer is the renovation of the ladies' washroom and showers. For those of you that don't know because you haven't spent much time in there, there are numerous problems. The two showers are very dark and dismal, the tile grouting is all cracked, and there is no ventilation. There are a number of plumbing problems, including one toilet being connected to the hot water supply and the dishwasher (we think) in the kitchen, which causes bubbles to appear from the bottom of a wall. The integrity of the flooring is not sound, allowing water to get to the wooden sub-flooring (we are not sure whether there is any rot yet--will be inspected). Some short painting, installation of more ventilation and improved lighting will be done so as to make this season more comfortable.

In addition to funding these projects, the Club will fund the purchase of another Whaler (or clone) for the Junior Club (in

point of fact the Junior Club will operate on a balanced budget basis). With over 35 students in the program, another Whaler is essential for safety reasons.

In order to keep the expense of completing these projects to a minimum, I urge the membership to come out to the work parties, and contribute their skills and effort to improving our Club. Apart from the Club members, the clubhouse is the biggest asset of the Club, and it is critical that we continue to maintain it and see modest improvement to avoid huge capital costs in future years.

We cannot delay all the projects (and the associated financing) indefinitely, because when you look further on, there are other significant projects looming. It is for this reason that the Board has decided that even in this tough economic climate we must continue with maintenance and modest improvement projects.

We have signed a contract with George Benda to operate the bar and restaurant this year. George has committed to significant changes over last year, and we are confident that our agreement will result

in a win/win situation for both George and the Club. A couple of side benefits of combining the bar and restaurant is that members will be able to get bar service at their table, and QCYC ticket sales will be eliminated.

This year members will still receive their Minimum Billing in QCYC tickets, and they will be accepted as before in the restaurant and bar. There will be no further ticket sales behind the bar, just cash or credit card.

Mark Saunders.

