

THE QUEEN CITY YACHT CLUB

CLIPPER



Get ready for it!
Launch April 16-17

MARCH-1994



COMMODORE

This is the first Clipper of 1994 and the first report from the new Board. As such, there is much to discuss. Those present at the November 18, 1993 Annual General Meeting will recall that much of the meeting time was spent on a presentation and discussion about the Foundation Restoration Plan that had been approved by the Board of Directors on November 2, 1993. For those who missed the AGM, I'll give a brief background to the project.

Surveys of the Clubhouse during the last year found considerable movement in the southwest corner (ladies washroom and lobby). Further inspections found that sand encroachment around the main floor beams and the floor joists in some places had restricted the required ventilation of the club's floor structure and had led to the substantial amount of rot that was uncovered in the floor foundations.

Dave Kent and Ron Mazza agreed to head up a team of members to complete the inspections and develop recommendations to tackle any problems that were uncovered, and Willie Shubat assembled a work crew to commence excavation under the clubhouse so that more informed assessments could be made. As these assessments proceeded, it became clear that our clubhouse had significant deterioration in its primary floor structure that required immediate remedial action.

The Foundation Restoration Plan that was developed and approved by the Board of Directors included four basic elements: (i) the excavation of sand under the clubhouse, (ii) the replacement of rotten floor beams with galvanized steel beams, (iii) the repairing of rotten floor joists as necessary and (iv) the repair of the cement pile caps, as required. It was decided that Willie Shubat and his firm All Trades, would carry out the work. The costs for the plan were estimated on a time plus

material cost basis. The Board reviewed two restoration scenarios. The first scenario assumed that the building would be kept at its existing elevation and the second scenario assumed the building would be raised 30". The Board approved an expenditure of up to \$100,000 and full time work on the project commenced immediately.

I am very pleased to report for those who have not been over to the clubhouse since Christmas that Willie and his crew have done an absolutely fantastic job. The excavation under the clubhouse and the structural repairs have all been completed. The bulk of the work was successfully completed just before Christmas and just before the deep freeze hit our area. Later in this Clipper you will find a more complete report on the actual physical aspects of this project so I won't go into many details here. I would like to state however that both the nature of the restoration work and the weather conditions were very challenging. The actual condition of the foundation and floor structure was much worse than originally expected and a considerable amount of additional work had to be undertaken. Whether we consider excavating the wet sand by bucket or laying on the ground in freezing conditions to replace the beams, each part of the job was very difficult. Each member owes Willie a sincere thank you for successfully completing the most challenging aspects of this project including the extra repairs that he was required to make both on time and on budget.

A review of the possibility of raising the building on its foundation has been carried out. Although the specific considerations regarding this possibility are discussed more fully in the special report in this Clipper, the Board of Directors decided against raising the building at this stage. It was decided that with proper monitoring and main-

tenance the building condition can be managed with the work that has been completed thus far. The option to raise the building in the future is available.

Costs incurred on this project to date are about \$70,000. Current estimates of complete finishing costs, which include pile cap repairs that won't be undertaken until the end of 1994 are \$117,000. The Board has approved this updated expenditure level for the project. Because the window to undertake the construction work was open only in the late 1993 period, financing for the project could not be arranged in advance but was pursued at the same time as the work was actually being completed. Mark Saunders, with the assistance of David Hall, have done most of this work and Mark reports on the financing that we have arranged in his report. The bottom line is that we have arranged favourable financing terms which in combination with the retirement of our existing City of Toronto sewer debt leaves us with pretty much the same annual cash flow requirements that we had before the restoration project was undertaken. This will be an important factor in keeping our membership rates competitive and stable in the future. Although the size of the project does increase our 1994 cash requirements we believe the financing we have arranged gives us the least impact on membership rates in 1994 and beyond.

An important 1994 Board objective was to restore our membership to maximum levels. A number of new membership initiatives, including a reduction in our senior membership initiation rate, were put in place during 1993 and have produced positive results. The culmination of all of last year's membership initiatives was proudly displayed at the QCYC booth at the Toronto International Boat Show in January.

Here Mary Partridge assembled some of our great collection of material from our centennial book and armed our volunteers with a new colour brochure, courtesy of John Dillalo, and a 17 minute video introduction to our club, produced by Paul Sutherland, to promote the qualities of Queen City Yacht Club among the boating public. While the final results of this initiative cannot be known for some time we should all be proud of the Queen City display and thankful for the considerable efforts of those involved. Although we all know that we have one of the area's best locations and facilities with great sailing and entertainment programs, competitive rates (which are much more reasonable than the area marinas) our challenge has been to get that message out in the boating community. I believe that Mary and her team accomplished this goal at the Boat Show.

There will be much going on around the clubhouse this spring. Most of the remaining work to finish off the building restoration will be completed by members. Everyone's participation will be required at some point, but until that time comes and while our boats lay under a blanket of snow and the deep cold, I hope everyone enjoys the winter season and the outlook to another great summer at Queen City.

-Wayne Smith

VICE COMMODORE

As I write this report it is hard to think of sailing. It is twenty-below and I have just shovelled the walkway yet again! However, since the Annual General Meeting the new board has been very busy in many areas. The club foundation project has been a large consumer of time, and as you read this Clipper, hopefully you will gain a good understanding of the project. Everybody from Dave Kent and Ron Mazza on the planning side to Willie Shubat and his construction team have done a tremendous

job, the membership really does owe them sincere thanks for their efforts. As Wayne Smith mentions in his report we have spent approximately \$70,000 to date with current estimates to complete the project totalling \$117,000. The Board approved this level of expenditure and agreed to put financing in place to cover the capital cost. My responsibility on the project has been to work with David Hall to arrange project financing. The philosophy in this decision was that this is a long term investment in the club and therefore should be spread over a number of years so as not to put an undue burden on our existing membership. I am happy to report that financing arrangements are just about finalized. The Canadian Imperial Bank of Commerce will provide 100% financing amortized over 10 years at a very favourable interest rate. In return, we will move our operational bank account to the CIBC from the Bank of Nova Scotia (based on discussions with the Bank of Nova Scotia it did not seem we would be able to achieve the financial arrangements we were seeking). Security will be provided in the form of a debenture over club assets. Don Martin and his firm will provide the legal work required to put the debenture in place - thanks Don.

In order to manage the cash flow to service this debt the Board approved a membership supplement billing of \$200 per Senior member for the specific purpose of retiring the existing Sewer debt that the club has with the City of Toronto. The outstanding balance of this debt is approximately \$22,000 and we are paying \$908 per month at an interest rate of 13%!!! Once we have retired this debt the club will have the cash flow capability to take on the club restoration financing. In deciding the financing packaging for this project the Board has been very cognizant of the tough economic climate that we are experiencing and have worked hard to put in place arrangements that are

manageable for the membership.

Even though the major construction effort on the building will have been completed by Willie Shubat and his team there will be a significant effort required by the membership in the finishing and this has been assumed in the cost estimates. The area around the club will need a significant amount of landscaping, and anybody that has visited the club lately will know what I mean. The installation of a new retaining wall will be required and a new walkway around the club. It is for this reason the Board feels that we will have our hands full and have no immediate plans for any other large project initiatives. However some smaller scale projects such as the Queen dock and completion of Hydro installation on the joined floating docks will be undertaken.

Klaus Noack and I have started negotiations with Stephen Murphy from First Triangle for the operation of the restaurant and bar for the upcoming season. In 1993 the leasing of this operation to First Triangle was a mutual success. The club fully achieved its financial objectives that we set out at the beginning of last year and Stephen is interested in returning. With Helen Coull retiring last year we are actively seeking a new Office Manager. If a Member knows anybody suitable please contact David Hall.

There has been so much going on lately with so many members working on behalf of the club, it is really great to see. The membership drive is doing very well and the booth at the boat show was a great success. Mary Partridge and her helpers did a fantastic job. If you have not yet seen "the video" then contact Mary and a copy can be yours for \$15. Paul Sutherland really did a professional job on the video. Just watching it makes you want to join!!! Enjoy the rest of the Winter!

-Mark Saunders

