

Issue Briefing Note

To: NCYC Management Committee

From: John Burrows

Date: 2023-10-15

Re: Use of Club Space

THE ISSUE:

The Club has significant land that is subject to several uses and desired uses. The By-laws do not clearly define appropriate uses of club lands. Does the Club need to impose guidelines on the use of Club property? Are there obvious misuses of club property that need to be explicitly prohibited?

HISTORY & DISCUSSION:

Club lands are used for several purposes in addition to its core function of providing members with accommodation and a place to keep their boats. These purposes include:

- Storage of personal property associated with yachting
- Storage of scrap metal and other rail/dock/mooring/boat construction materials
- Storage of trailered boats
- Burn pile
- Other miscellaneous uses.

Some questionable uses of club property include:

- the use of the boneyard or other areas for storing inventory held for the purpose of resale for personal profit,
- the use of the burn-pile for the disposal of scrap building materials collected from off-site, non-club related construction,
- the use of club property for storage of campers or other non-boating related personal property,
- the use of club property for camping

Other issues that have been raised include the size, shape and portability of personal storage boxes and whether members can construct shelters for their dinghies.

The By-laws provide only one reference to the use of club property for the storage of personal property that is not the member's yacht, that being Paragraph 1.8.1.4 of Schedule A, which entitles the member as follows:

1.8.1.4 to place an approved storage box in a location designated by the Fleet Captain, for the enjoyment of:

- a vessel that is accepted into the Club by the Management Committee, and
- a maximum of three tenders or boats, each not longer than half of the length of the member's accepted vessel

This paragraph does not explicitly entitle members to store three tenders (dinghies) each not longer than half of the member's accepted vessel. However, by specifying the precise number of tenders and their permitted length, it certainly implies that members are entitled to store three such boats on Club property. In addition, the paragraph refers to an "approved" storage box without providing guidance on approval criteria or process.

Given the debate that exists around the use of club lands and lack of guidance in the By-laws, I believe some guidelines are warranted.

PROPOSED RESOLUTION:

A committee be appointed at the AGM to research and develop guidelines for the use of Club property for personal storage or other purposes.