



June 5, 2023

Dear Residents and Unit Owners of Clinton Yacht Haven

We wanted to take the time to officially welcome you all back for the summer season. Boats were launched and the facility was prepared for a beautiful Memorial Day weekend. Thanks to all who helped raise the tent and deploy the pool furniture on Saturday morning, May 27. Thanks to John Benchimol and his team of Rudi, Mary, Roger, Beto, Dave and others in making this yet another successful launch season. We have renewed the services of Clean in Between to keep our facilities clean and BlueWave to manage the pool. The pool was open before Memorial Day.

You may have noticed an upgrade to the general appearance and a greater emphasis on groundskeeping this year largely based on your feedback. Please welcome Lucian Landscaping, Asher Raynard, and his team as the general service provider responsible for the grounds. Don't hesitate to talk to him about your ideas on flowers and plants to brighten up the area. I find him quite an interesting expert and very open to collaboration.

Mike Barnes and Eco Wash Solutions power washed the docks within guidelines of the CT DEEP and Chad Davenport and Sound Side Construction removed the ice eaters and performed Spring dock maintenance before the launching season got under way. Sound Side Construction will be back on a periodic basis to walk the docks and perform necessary maintenance and repairs.

The Board of Directors determined the use of open flames from wood burning on premises cannot be allowed. The decision was communicated to unit owners just prior to the Memorial Day weekend. A more comprehensive communication plan to reach all residents with this decision is under way and formal revision of Marina Rules will be made at the next Board meeting in the Fall.

The Board of Directors is currently considering a proposed change to the rules related to fueling at the marina. Presently, the rules prohibit fueling but this rule has been ignored or overlooked for many years. The Board is provisionally allowing refueling of vessels by approved vendors with specific requirements for insurance. We have received guidance from our insurance underwriter and are considering the formal implications. The formal rule change will be presented and considered at the next Board Meeting in the Fall.

PURA has denied our application to be an approved electric submeter facility. The primary reason for their denial is that the meters installed in 2006 do not meet minimum requirements for accuracy (ANSI C-12.1-2001). The PURA decision means the Association cannot recover electric expense based on meter readings. There will be a \$22,000 shortfall in revenues this year without a special assessment. Response to the formal complaint to PURA has been quite costly to the Association considering loss of revenue and legal fees expense. The Board is looking for a volunteer to investigate the options and alternatives to replace the submeters.

Noreen Rowe and Nick Roy contributed to the review of electricity fees, and we have now negotiated a long term contract for electric supply that reduces our supply rate from a variable rate of about .28 cents per kWh to a fixed rate of .15 cents per kWh over the next five years.

Following close inspection of the clubhouse septic, Schumack identified a break in the waste line under the men's room floor, sections of the waste line that are sagging and inflow into the septic tank below the outflow. For now, we have elected to repair the septic line break and correct the septic tank inflow/outflow. In addition, the broken toilet in the men's room has been replaced. We will continue to monitor the operation of the clubhouse septic to determine when/if to repair the sagging lines.

The small head septic failed over Memorial Day weekend and on investigation, Schumack determined the main line between the bathrooms and the septic tank had decayed catastrophically. This has been replaced and the bathrooms should be fully operational.

The Wash pad holding tank has been leaking with runoff water entering the system from overflow of drainage. The combination of wastewater with runoff is problematic with the potential for material expense in abatement. Schumack replaced, elevated and resealed the risers and elevated the valve station walls to prevent runoff water from entering the system.

Safety and Consideration

- For all emergencies, in all cases, please call 911.
- An Automated External Defibrillator (AED) is located inside the clubhouse on the first level outside the men's bathroom.
- Report all safety and facilities concerns to the CYH's management company RCI at (203) 624-7911 - 24 hrs a day, 7 days a week. – don't wait until you happen to see a Board member or someone else walking around.
- There is no swimming in the basin or anywhere along the docks. Electric Shock Drowning (ESD) is a real safety risk in marinas. No one is allowed on the pier for the travel lift unless authorized or involved with launch or haul of a vessel.
- Handicap parking is only for vehicles with a valid placard. Stop using handicap parking for your convenience if you are not handicapped.
- No glass containers are allowed in the pool area. In addition to causing a safety concern, broken glass may easily damage the pool liner with considerable expense to repair.
- Rocks in the pool from the playground will damage the liner and cause for costly repairs. Please be aware of the potential problem and help children who may be fascinated with throwing rocks in the pool understand that this is not allowed.
- Long term parking area along the bulkhead of C dock is to be used when you are on the water and away from the marina. Repeat offenders, please think about others and demonstrate you can be considerate.
- The pump out facility at the service dock is to always remain open and available. Please do not tie up in the spaces clearly marked for pump out use.
- The speed limit on CYH property is 5 miles per hour. Please respect this.
- Dogs must be always on a leash on CYH property when not in the car or on your boat.

I think we are making progress on improving the culture and environment at the marina, but we have some work ahead of us. Please do your best to respect all residents of the marina and should you find yourself in an escalating situation, consider how best to de-escalate. I think we all want to promote and cultivate a family friendly environment where we can enjoy boating.

Many thanks.

Rich Shriver and the CYH Board of Directors