



GRANLIDEN BOAT COMMITTEE RECOMMENDATIONS

May 2014

Boat Committee:

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Summary of Recommendations

- #1 – No longer allow transfers of leases to descendants upon sale of unit
- #2 – Increase annual lease for slip
- #3 – Increase cost for lessee to sublease a slip
- #4 – Take boat club Sunfish off mooring
- #5 – Possible penalty for unused slips/moorings

Transfers to Descendants

- Existing policy of transferring slip leases to descendants upon the sale of unit results in low slip turnover
- In 2013, six slips were unused by lessees:
 - Three for last ten years
 - Two for last seven years
 - One for five of last six years
- Committee recommends leases no longer automatically transfer to descendants or other family members upon the sale or transfer of a unit within a family (whether directly or by a trust)

Annual Lease Expense

- Slips/moorings are a scarce resource that are not available to all members
- Current slip cost is \$100 maintenance fee plus \$400 rent, for a total of \$500
- Moorings cost \$275 per year (pass-through of cost to state of NH)
- Market rates for slips are approximately \$2,500 per season
- Non-boaters effectively subsidize boaters \$66,000 per year for slips (15% of total association budget, or \$579 per unit)
- Committee recommends increasing by 50% to \$750 per season, and consider adjusting annually to some percentage of market rates (possibly 50% to 75%)

Cost for Lessee to Sublease

- Slip lessees that sublease their slip only pay annual maintenance fee of \$100
- This results in low slip turnover
- Committee recommends increasing the net cost to “hold onto a lease”.

Possibilities include:

- Paying full lease amount, without reimbursement from sublease
- Escalating annual cost based on number of years slip not used

Sunfish Mooring

- In two of last five years (2009 – 2013), one applicant was not accommodated
- In three of the last five years, two applicants were not accommodated
- Committee recommends rescinding the usage of a mooring by the boat club

Unused Slips & Moorings

- It should be intent of a lessee or sub-lessee to use a slip or mooring for the majority of the season
- Committee recommends that language be added to the existing lease / sub-lease form under which lessees represent that they will use the spot for most of the season. Failure to do so could result in termination of the lease.