

Memo to all members of the DSBC, PYC & DUC—18/09/2008

Subject: Shelters

You have all seen the earthworks taking place in the “centre” of the DSBC and PYC car park. On this area we will be building 40 shelters, in preparation to demolishing 27 shelters at the end of September to make way for road works that are soon to commence on the southern side of the DSBC area.

Once these road works are complete—before year end---the tar and gravel road that passes this parking area will become ours to use, and will make up for what is lost parking with the new shelters

All 27 users of these shelters have been communicated with, and have been given the option of taking up a shelter in the new development. Some have already done so.

With this change there have been numerous discussions as to who gets preference, be it existing shelter owners and those that rent on a month to month basis. Please note it is our plan to accommodate all requests and have no intention of putting a policy in concrete that might just take us no where. With the Point Water Sports Club (PWC) starting to begin its journey we include requests from DUC and PYC members as well.

Having said as much here are some guidelines, and some comments:

1. We have had to commit to the building of 40 shelters. To build any fewer would have added to the production costs immensely. The specification is 8m x 4m, excluding the doors, but including a light, a plug point and tap. The partitions between each shelter will be expanded mesh. Any change to this will be for the “owners” account.
2. We have now finalized a number of options.
 - (A) Full contribution: Pay R7000 now and R7000 when complete. Supply doors ex old shelter or provide new. User to supply and fit doors, or make arrangements.
 - (B) Deposit of R7000 and payment over 6 months. Monthly payment in advance R1240
 - (C) Deposit of R 7000 and payment over 12 months. Monthly payment in advance R660
 - (D) Deposit of R 7000 and payment over 18 months. Monthly payment in advance R480
3. This offer is available to all ordinary members, members of PYC and members of DUC. Regarding our members this offer includes existing shelter owners, renters and any other ordinary member who needs a shelter for the next two years and probably longer. Please note you will be expected to sign a simple agreement, confirming your commitment to the payments. Also note that the annual payment to cover water and electricity---R2184 P/A will still apply.

4. Should you acquire a shelter and already own one you may rent out your second shelter, until such time as you need it. The same R2184 will apply but will be prorated at R 182 per month until the end of 2008. Thereafter the same annual payment in advance will apply. The shelter may only be rented to an ordinary member in good standing who has an S registered craft. The same agreement in principle will apply to DUC and PYC users.

Please would all interested persons contact the DSBC (Patsy---031 3379506) who will be coordinating the process. Although we have tried to cover most scenarios in the above guideline, we will deal with any exceptions as they arise.