



## Newsletter November 2021

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[www.brooklynmooringcooperative.com.au](http://www.brooklynmooringcooperative.com.au)

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## AGM - Sunday 5 December 2021 at 10am - via zoom

Formal Notice of the AGM has been distributed to members with this newsletter.

There are three Director positions up for election this year. We encourage anyone that wants to get involved to nominate. Please send your nominations in writing, countersigned by another member, by 5pm Wed on 1 December to [secretary@brooklynmooringcooperative.com.au](mailto:secretary@brooklynmooringcooperative.com.au).

As well as the regular updates from the Chair and on our financials and maintenance, we will be discussing a few of policy issues - ideas for increasing the facility use without over-crowding, joint membership, and the cheery issue of rules around death of a member.

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## Post lockdown reset

It has certainly been a challenging year for us all, and some more than others. During lockdown we obviously relaxed the 72 hour maximum stay rule, with many members simply unable to get up to shift their boats.

We have been a number of weeks now in the post lockdown era (PL), and it is time to start getting back into compliance. So, the boats that have been at the facility for weeks (and even months) will now need to be moved. With people starting to brave the office again, use of the coop is increasing.

As always, if you really do have an issue and can't move your boat or ask a friendly member to do so, please fill in the form on the website (<https://brooklynmooringcooperative.com.au/rules/#OverstayInfo>).

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## BMC rule update and website

The Board has overseen an update of the rules framing the operation and governance of the BMC to align them with the national Cooperatives legislation and we now have a draft document. We did undertake to finalise the updated for this AGM, but alas we have failed in this extraordinary year. The final hurdle is to get some agreement on the policy issues flagged above, then finalise the draft with these included. Stay tuned, and sorry for the delay.

Another sorry for the website being somewhat out of date. Most information remains valid, with the exception of Director details and the waiting list. This will be updated after the AGM when new Directors are appointed.

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## Membership, waiting list & assignments

At present, there are 135 members (for 78 mooring spots) and 165 on the waiting list. Currently we have 25 assignments, with no outstanding applications. Secretary Vanessa O'Keefe is the contact for both issues. Please use the forms on the website to contact her.

The approach to managing assignments is set out in the rules of the Coop on the website, and we encourage all members to familiarise themselves with the rules. In summary:

- A member may assign their right to moor at the facility to anyone who has been on the waiting list for at least 2 years OR at any time to the tenant of the member's water access only river property.
- The member loses their right to moor a boat at the BMC facility while the assignment is in place.
- While the BMC Board must approve the assignment, it is not responsible for bringing together members and would-be assignees. This is up to the parties. This is primarily because the conduct of an assignee is deemed to be the member's conduct in relation to the rules applying to the mooring of boats at the facility. Members are generally keen to assign to parties they know and for whose conduct they can vouch.
- Members cannot charge for an assignment, and ultimately the member remains responsible for the payment of all levies or other fees or charges arising from their membership. Notwithstanding this, most assignees offer to pay the annual levy on behalf of the member. Again, such an arrangement is a matter for the parties and the Board is not involved.
- Assignments are temporary, and the member must inform the Board in writing when they want the assignment to cease. The member must also retrieve all keys from the assignee at the time the assignment ceases, and require the assignee to remove from the boat all BMC labels and numbers.

Outside of the assignment arrangements, a member may also allow a family member or partner to use the mooring facility, using an approved boat. Again, the conduct of such a person is deemed to be the conduct of the member.

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## Safety and maintenance

There is a significant **slip hazard** on the western pontoon, so please take care. The metal plate attached to the ramp that slides over the first pontoon is very slippery when wet, particularly at low tide when the gradient is greater. Martin our maintenance Director has attached some non-slip tape as an immediate measure, but it is unlikely to last. We are working on a much more enduring solution, but for now be careful and use the hand rails.

As you may have noticed, the lock on the gate to the western pontoon has been giving us grief. The locksmith came a couple of weeks ago and replaced a broken part, but it still seems to be sticking a bit. We will try again with the locksmith, but please contact [maintenance@brooklynmooringcooperative.com.au](mailto:maintenance@brooklynmooringcooperative.com.au) if there is a catastrophic lock failure in the meantime.

Lastly, a reminder to all that boats are best secured with a padlock. Please don't rely on the cameras to secure your boat. While the cameras are working, and we can get imagery, most of the thefts happen at night, and most savvy thieves wear the archetypal dark hoodie and jeans and keep their heads down, so are almost impossible to identify. The cameras are very helpful though for claiming on your insurance should your boat or motor be stolen.

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## Thanks - and we hope to see all members at the AGM