

CARDINGMILL BAY MOORING OWNERS ASSOCIATION

Secretary: Adrian Lauder

Chairman: Eric Chapman

Newsletter - Winter 2008-9

Dear Members,

We hope you all had a Merry Christmas and a Happy New Year.

Quite a lot has happened over the past few months which has kept the Committee very busy. These are just a few notes to keep you up to date with the situation at Cardingmill and Oban Bay area with regard to Moorings, pontoons and future developments.

The current Committee members are:-

Chairman	– Eric Chapman
Secretary	– Adrian Lauder
Treasurer	– Duncan Martin
Committee Members	- Ronnie Marr
	- Bill Taylor
	- Joey Gough
	- Iain Simpson
	- Twig Olsen

Annual General Meeting

The Association AGM will be held on Monday 9 March at 1930 in Oban Sailing Club.

Your mooring lease renewal paperwork is being sent out with this Newsletter and Members are requested to return the paperwork and renew as soon as possible. The revised rates as agreed at last year's AGM are applicable for the coming year.

Moorings Maintenance

Again there have been a couple of instances of problems with moorings over the past year that we are aware of, but the Committee would like to be kept informed directly of any problems Members have with their moorings. These problems have mostly been with moorings having been slightly moved during maintenance, where the block and ground chain appears to have moved when the mooring maintenance contractors tighten the riser to carry out the inspection. The moorings were laid out fairly accurately, and any alteration to the spacing can cause interference with boats on adjacent moorings. Another instance involved one mooring being renewed with longer chains than original, causing interference, though fortunately no real damage. Members should be aware that it is their responsibility to check that maintenance work has been carried out correctly, and if not, instruct their mooring contractor to carry out the necessary work to rectify the situation.

North West Marine and Aquasky continue to provide the majority of moorings maintenance, but if there are any other contractors being used, please let either Adrian Lauder or myself know their details.

Members are reminded that under the terms of their lease agreement with the association, their mooring maintenance must be carried out by a contractor who holds professional indemnity insurance.

Mooring Sales

As usual, a few moorings have changed ownership during the year, and once again we remind members that they only own the tackle which comprises their mooring.

The rights to the space it occupies lies with the Association, and in making a sale, it must be made clear that the mooring can only remain in its present position if a similar sized boat is replacing the current one.

The Association and members spent a considerable time and money reorganising a large section of our moorings area to try to resolve previous problems.

If a mooring is sold to someone who wishes to put a larger boat which is unsuitable for the position, a lease may be refused for that position to the new owner.

Similarly, if a Member changes to a larger boat, it may not be possible to use the existing mooring which is in a row for smaller sized boats.

Members considering selling or up-sizing should contact the secretary, Adrian Lauder, who has a list of prospective moorings purchasers and moorings for sale, so we can match requirements and help avoid any conflicts.

Landing Stage at Dungallan Park

Members may have noticed that the pontoons for the Landing Stage to replace the old Borroboats facility have now been installed. The decision was made to use new pontoons as grant monies became available, and the work required to modify the ex-Tobermory pontoons was excessive.

This project involved a considerable amount of work and our thanks go to Joey Gough who has project managed the works. Various members and others put in a lot of time and effort to refurbish the gantry which is almost complete and the official opening of the facility will be in the spring. Thanks go to Joey and Verna Gough, Adrian and Elaine Lauder, Bill Taylor, Duncan Martin, Mike Robertson, Alison Chadwick, Willie Buchanan, Twig Olsen, and anyone else I have forgotten!! North West Marine carried out the engineering and welding work, and provided and laid the ground tackle and mooring chains. John Peden was our engineering consultant, and the work was carried out over a period of approximately 2 months in late autumn. The project attracted grant funding of approximately £12500, and additional costs will be repaid out of income over the next few years. A water supply has been provided on the pontoon.

The project was carried out as a joint venture between CBMOA, Oban Bay Berthing Ltd, North West Marine and Oban Sailing Club, and the management of the landing stage will be carried out by OBB, who will also managing the fifteen visitor moorings which have been relocated in the anchoring area at the north end of our moorings area.

The landing stage is just that, and overnight berthing will not be permitted. It is intended that the facility will be available from March to October each year, with the pontoons being left on their moorings over the winter, but the gantry will be removed and stored ashore during the winter.

Private leisure vessels will be charged for landing at a rate of £2 per 30 minute visit, and a seasonal permit will be available at £50. Commercial vessels will be able to use the facility for the landing of fare paying passengers, charged at rates of £8 per 30 minute visit, or £200 for the seasonal permit.

This facility will benefit all those who keep boats in the Cardingmill area and also those using the visitor moorings.

Oban Bay Marine

OBM's first AGM reported that the project for the provision of short term pontoon berthing between the North and Railway Piers is progressing well with the majority of the funding in place, and hope to have the pontoons in place by July 2009.

BorroBoats Shed

Argyll & Bute Council have given the lease of the BorroBoats shed and the area around it to Stramash, an outdoor pursuits organisation which was established by the Council, but is now to be made independent. We assume that Stramash will operate their watersports activities from the park and we look forward to working with them, and hopefully we can cooperate with Stramash and OSC regarding refurbishing the dinghy slipway, rectifying the park drainage and providing proper access to the park area.