

GROTON ELKS MARINA  
MARINA RULES, REGULATIONS AND GUIDELINES  
Revision 2024

**The following rules, regulations and guidelines shall pertain to the use of lodge property for docking of boats.**

**Background**

1. The Marina at the Groton Lodge of Elks is located at the mostly salt, headwater of Baker Cove in the City of Groton Connecticut. Baker Cove connects to Fishers Island Sound via Pine Island Sound via one marked and one unmarked channel. The Marina is a small craft facility and consists of two docks with 72 slips that can hold boats in the 10' to 25' length and is believed to be the only one of two of its kind in Elkdom. Est. 2023.
2. The tide in Baker Cove is diurnal with an average amplitude of 3 feet. Water depths at the marina at Mean High Tide (MHT) range from 4 feet at the extreme ends of the docks to 1 foot at the dock ramps. At Mean Low Water (MLW) this would mean 1 foot at the dock ends and no water at the ramp. Depending on phase of the Moon, position of the Earth to the Sun and prevailing winds, these depths may vary plus or minus two feet. As current Marina Members are aware, and prospective Marina Members need to be aware, there are times when transit to the mouth of the Cove may not be possible and vice versa. Adherence to tide tables is a must and may direct whether or not you can use your boat at any given time or day. Est. 2023.
3. To get the most usage, Member vessels are arranged from small, shallow draft, low freeboard ones closer to the dock ramps, to larger, deeper draft, high freeboard ones at the "T" dock ends. Higher freeboard vessels at the dock ends are required to avoid swamping of vessels from heavy Easterly wind events. Est. 2023.
4. Vessels larger than 25' are discouraged as length to beam ratio may make them too wide to fit in the dual slip configuration. The dock was laid out using the 8'6" max beam with of vessels that are considered trailer-able by the State of Connecticut. Est. 2023.
5. As personal watercraft (jet skis, etc.) are not self-tending, being designed to be launched and hauled after use. As the Marina currently has no facility for this, the Committee has opted not to accept them for moorage. Est. 2023.
  - 5.1 The Marina currently does not support a safe method for launching or retrieving cartop style watercraft (canoes, kayaks, or paddle boards). The adjacent Julia Chase facility, Bayberry Lane or Burrows/Peruzotti ramp on South Road are nearby facilities that safely support this activity. Est.2023.
6. The Marina operates solely by volunteer effort of Elks Members. Est. 2023.
7. The docks are supplied with fresh wash down water, and 120V 20A electrical service. Portable toilets are located near the dock for convenience. The Marina is lighted and video-monitored 24-hours a day. Est. 2023.

**General**

**Section 1.** The Board of Directors (BOD) shall have general supervision over the operation of the marina. The BOD shall be notified of any major changes to the operation or facilities of the marina. Rev. 2007 & 2022.

**Section 2.** There shall be a Marina Committee appointed by the Exalted Ruler (ER). There shall also be a Marina Executive Committee (MEC) elected by the main Marina Committee and shall be comprised of a Chairperson, Secretary, Treasurer and Subject Matter Experts (SME) as required to manage the marina. Their purpose is to recommend fee increases, provide for dock and Marina maintenance, look into complaints, investigate misuse of the Marina facilities, infractions of the Rules, Regulations and Guidelines and assign slips as directed below. They may make recommendations to the main Marina Committee for further action. The Marina Committee shall proffer to the Exalted Ruler a slate of the MEC on an annual basis per 2.2. Rev. 2007 & 2022.

2.1 Prior to November 15, on an annual basis, the MEC shall meet with the Board of Directors/Trustees to review for fee increases and anticipated maintenance items. Est. 2022.

2.2 On an annual basis, after slip accounting (typically late March), the MEC shall submit to the ER and Board of Directors/Trustees the following deliverables: Est. 2022.

2.2.1 A copy of the revised Marina Roster.

2.2.2 A copy of the New Slip Assignments.

2.2.3 A copy of the updated Waiting List.

2.2.4 A copy of the updated Upgrade List. Est. 2023.

2.2.5 Slate of Marina Executive Committee

2.3 All official correspondence, bills, notices relating to the Marina will be sent and received by the Lodge Secretary. Est. 2022.

**Section 3.** To be eligible for dockage space the person applying for said space must be a member of the Groton Lodge of Elks in good standing. The boat must be registered in the member's name. A rental agreement shall be obtained from the Lodge Secretary when dock space becomes available. A waiting list shall be maintained by the Marina Executive Chairperson. A copy of the waiting list is to be kept on file with the Board of Directors/Trustees and updated as changes occur. Lodge Members wishing to be on the waiting list must register with the MEC Chairman or MEC Secretary. Lodge Members do not automatically go on the list when initiated into the Lodge (Est 2023). Slips will be assigned according to rank on the waiting list, the available slip location, and the length/draft/beam of the proposed boat. Rev. 2022 & 2023.

3.1 Waiting list prospects that refuse a vessel appropriate slip twice will be dropped from the list. Est. 2022.

3.2 The MEC will also keep an Upgrade List, consisting of current Marina Members, that wish to move to another slip. Est. 2023.

3.2.1 Members that take advantage of an upgrade can elect to reapply for another upgrade, however their name will be filled at the bottom of the current List. Any new applicants after the fact, will be filed chronologically under that person. Est. 2023.

**Section 4.** The following rules, regulations and guidelines apply to the Marina, with the Marina Committee reserving the right to make changes when necessary. Mining or parsing of the By-laws to manipulate these Rules, Regulations and Guidelines will not be sanctioned. Est. 2023.

4.1 Slip assignments shall be designated by the MEC and posted on the Lodge bulletin board and at the Marina. Est. 1985, Rev. 2007 & 2022.

4.2 The MEC shall have the right to cancel any rental agreement for flagrant and/or numerous violations of any rule, regulation, or guideline. The MEC shall also have the right to cancel any rental agreement for blatantly circumventing any rule, regulation, or guideline. Est. 1985, Rev. 2007 & 2022.

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4.2.2.1 The aggrieved party may be required to attend a hearing by the MEC. Est. 2023.

4.2.2.2 Actions requiring discipline of a punitive nature will be elevated to ER/BOD level. Est. 2023.

4.3 The risk of loss or damage to the boat or any equipment, from any cause whatsoever, is assumed by the boat owner. The Groton Lodge of Elks will not be held responsible in anyway. Est. 1985.

4.4 Transferring of slips will be permitted only under the following condition: At the time of a member's death, the slip may only be transferred to a spouse, child, parent or sibling provided the transferee is presently a member of the Groton Elks, No 2163 in good standing. Est. 1985, Rev. 2003 & 2022.

4.5 Two fillet tables have been provided by the Marina Committee. Cleaning fish is permitted only on these tables. Disposal of fish racks shall be done in a courteous manner (i.e. at sea) so as not to attract wildlife, **NOT IN FRONT OF THE FILLET TABLES, or in the general-purpose garbage receptacles.** Est. 1985, Rev. 2001, 2017, & 2022.

4.6 Nothing is to be attached to the docks that require nails, screws, bolts or wire. Est. 1985, Rev. 2011.

4.7 All boats must be out by December 1st. Est 1985. Rev 2001. The Marina Executive Committee may allow certain exceptions, for dock maintenance, ice breaking and lifesaving. Rev 2022. Boats may be relaunched after ice out, typically mid- April. Est. 2023.

4.8 Shore storage of boats because of pending hurricanes is allowed. Est. 1985. Rev. 2022.

4.9 The conduct of guests of members will, at all times, be the responsibility of the member owning the boat. Est. 1985.

4.10 Cans, bottles, garbage and all refuse must be deposited in proper containers on shore. Nothing is to be discarded overboard. Est. 1985.

4.11 Slips that have been paid for but remain unoccupied, slips used very little in the season or sub-let for 1 year will be tracked for the subsequent 3 years for repetition. The Member must use the slip for the next 3 years or it will be offered to the next prospect on the waiting list and by Section 3. This will be known as the "1/3 rule". Est. 1989. Rev. 2000, 2001, 2009, 2013, 2022, & 2023.

4.11.1 The MEC will perform dock audits periodically throughout the season checking for these occurrences. Est. 2023.

4.12 Slip no's 21A, 22A, 23, 24, 25, 30, 51A, 52A, 53, 54, 55 and 60 will be assigned by the MEC per Section 7. Est. 1997. Rev. 1997, 1999, 2008, 2022, & 2023.

4.13 Commercial charter fishing from the Groton Elks Marina is prohibited. Est. 2001.

4.14 Subletting of unoccupied slips is permitted to only members on the waiting list. Sub-letting is subject to the provisions of Section 4, Para 4.12. Slip assignments are made by the MEC. Est. 2001. Rev. 2007 & 2022.

4.15 It shall be the responsibility of the boat owner to tie their boat in such a manner as to prevent damage to a neighboring boat or the dock. Est. 2001.

4.15.1 Boats shall be moored in a way so as not to interfere with travel of the dock carts. Est. 2022.

4.16 Boats must be covered by adequate liability insurance. Est. 2001.

4.17 Boats docked at the Marina not registered in the State of Connecticut shall comply with the State of Connecticut DEP boat registration laws as stated in the DEP Boaters Guide. Est. 2007.

4.18 Marina Committee Members docked at the marina may elect to store their empty trailers for the summer for a nominal charge in the area marked as trailer storage, subject to space availability. Members not docked at the marina can also store their empty trailers at a nominal fee for the summer in the area subject to space availability for a nominal fee. Est. 2007.

4.18.1 All trailers must have the owner's name marked on the tongue or winch stand. Est. 2022.

4.18.2 The Committee reserves the right to reposition trailers as necessary to increase parking space. Est. 2023.

4.19 Launching of a canoe, kayak, dingy or any other small boat from the docks is prohibited. Est. 2008.

4.20 On summer weekends and holidays, Marina Members shall request non-marina members and guests to park in the paved lots to give Marina Members access to dockside parking. Est. 2022.

**Section 5. Winter Storage** - The following rules, regulations and guidelines apply to winter storage, with the MEC reserving the right to make changes when necessary:

5.1 Winter storage is secured by completing the appropriate section of the Rental Agreement. Est. 2003.

5.2 Winter storage is available, for a nominal fee, to boats docked at the marina on a first come first served basis subject to space availability. Members not docked at the marina can also store their boat for a nominal fee, subject to space availability. Est. 2003. Rev. 2007.

5.3 Boats shall be stored on trailers or poppits. Est. 2003. Rev. 2007.

5.4 The boat owner is required to maintain fire, theft and liability insurance on the Boat per 4.17 and 4.3. The risk of loss or damage to the boat or any equipment from any cause, whatsoever, is assumed by the boat owner. The Groton Lodge of Elks will not be held responsible in any way. Est. 2003. Rev. 2022.

5.5 All boats shall be removed from the winter storage area by June 7<sup>th</sup>. The designated area that was occupied shall be left clean. (No Exceptions). Est. 2003.

**Section 6. Slip Assignments** - Slip assignments shall be made by the MEC. Est. 2024.

6.1 It is the duty of the MEC to maximize all available revenue to the Lodge by filling all slips. Est. 2024.

6.1.1 The MEC desires that all Marina Members enjoy the most positive experience possible. Given that, the MEC will not assign a 25' boat to Slip 2 (too shallow) and conversely a 12' skiff to the outer T-section of the docks (too little freeboard). The MEC will endeavor to assign slips that are vessel appropriate (length, beam, draft), given the information that is available to us. Est. 2024.

6.1.2 Members need to ensure their boat will fit in a proffered slip. Due to increasing beam to length ratios, we are finding some boats may not fit in the dual slip configuration. If there is a conflict, the existing Slip mate has priority over the proposed vessel. This may require the proposed boat to revert back to the status quo, or moor at a different facility. Est. 2024.

6.2 Open slips are usually revealed after all yearly application renewals are received, usually in early to mid-March. Est. 2024.

6.3 If a slip opens up in the middle of the season, the MEC will deal with it in a timely manner, as described below. Est. 2024.

6.4 If the open slip is one of the 12 protected/prime ones identified in the By-Laws, they will be assigned by the Marina Executive Committee. Est. 2024.

6.5 If the open slip is a **select** or **choice** slip, it will first be offered to persons, according to rank on the Up Grade List. Again, if the Marina Member takes the offered slip, they will subsequently relinquish their previous slip. Est. 2024.

6.5.1 The Member may also reapply to the Upgrade List if desired. However, they will drop to the bottom of the current list: any new applicants after the fact, will be listed chronologically under that person. Est. 2024.

6.6 If no one on the Up Grade List desires/wants the open slip, it will devolve to candidates on the Waiting List, (chronologically and slip/boat size appropriateness) until rented. Est. 2024.

**Section 7. Subleasing**.

7.1 Occasionally a member may not be able to use their slip for that year. Est. 2024.

7.2 The MEC stands ready to work with Members on a case-by-case basis. Est. 2024.

7.3 The MEC will endeavor to sublet that slip for that year. Est. 2024.

7.3.1 The MEC will look to the Waiting List for sub-lease partners. Est. 2024.

7.4 If the slip cannot be sublet, the member will need to pay for the slip. Est. 2024.

7.5 The subleasing Member should be aware that there could be consequences for back-to-back sublets by invoking the "1/3 rule" per section 4.11. Est. 2024.

7.5.1 Members on military deployment will be exempt from jeopardy from the "1/3 rule". Est. 2024.

7.5.2 The MEC will try to give fair warning if the Member is in jeopardy of the "1/3 rule". Est. 2024.

**Section 8. Trades.**

8.1 There are precedents of Members trading slips, either temporary or permanent. As long as the slips do not involve the prime ones, the MEC does not need to be consulted. However, the MEC needs to be informed of any trade in order to keep our paperwork accurate. Est. 2024.

Adopted by Marina Executive Committee Date \_\_\_\_\_

R. Walsh –	Chairperson- SME Engineering and Logistics
M. Connolly -	Deputy Chairperson – Office Management
J. Aspinwall -	Recording Secretary – W3, Army Aviation
M. Nahornick –	SME Marina Grounds Maintenance
R. Vlaun –	SME Electrical and Plumbing
J. Flynn –	SME Plumbing, Dock Maintenance
R. Aspenwall –	SME Communications