



35 Sunset Blvd  
Long Beach Township, NJ 08008  
609-494-8801

## **HBHYC Annual Owner's Meeting Minutes 08/11/2024**

President Dave Hall commenced the meeting at 10:00 am with Board members Jim Frank, Katie Knouse, Will Milby, and Pete Snieckus along with manager, Justin Pimm

Owners in attendance were - Dave & Kristin Farfella, Bob Campbell, Trevor Dodds, Bill Crutchlow, Greg Thummel, Mike Gutman, Lynne Kherr, Rick Conti, Colby Bressler, Rosemary and Keith Bush, Jim & Roberta Taylor, Jeff Peters, Ann & Jay Bowden, Daniel Petrozelli, Kelly P, Bill Guertler, Bowden Whitney, George Pederson, Diane Eillbacher, Marc & Diane Bellagamba, Darlene Snieckus, Pat English, Christopher Gillespie, Rich and Fran Ericsson, Gerry Eramo, Alex Millerand, Patricia Dalton, Neil and Julie Jacobson, Nancy Hennessey

The owner attending by phone was Bob Matule.

### **Manager's Report**

- Pool scheduled to close 9/16
- No staff available at nights after 8/28
- rental increase of 10% recommended
- Ice revenue \$1992.59 and expense of \$2030 this season with inventory of approx. \$645.00 on hand
- 373 pump out competed so far this season
- Service (ice/pump outs) utilized by 2/3 owners and 1/3 tenants
- 30 transients have been served to date with a revenue of \$13,404.98
- There is a recommendation we allow transients to use facilities without limiting owner usage

### **Docks and Bulkhead**

- Nothing to report

## **Finance**

Jim summarized the Treasurer's report that was sent previously to all owners by email. Capital expenditures over the last 3 years have brought our reserves down from \$1.5 to \$0.5 million. Club house re-decking, Club house repairs, and deck furniture all cost over \$¼ million in 2024. These large projects have tangibly improved the facility appearance and reduced future maintenance expenses. Operating costs have increased across most categories with insurance and payroll being the largest. The board therefore recommended that marina slip fees be increase 10% starting on 1-1-25. The last fee increase was 12.7% that occurred on 1-1-2017. There were no significant questions or concerns raised with the issued report.

## **Personnel**

- Nothing new to report

## **Social**

- 9 events held to date with 1 to go. Social expenses are still under budget, volunteers needed going forward.

## **Other Business**

- Nothing new to report

## **Owner Input**

- Rich and Fran Ericsson among many others expressed concern about the look of the no trespassing signs at our entrance
- Bill Guertler mentioned we need to continue doing the little things to keep the club looking great.
- Rosemary Bush mentioned more attention to detail needs to be initiated to keep docks and walkway clean of bird droppings and clam shells
- Pete Snieckus mentioned our pump out system is fine and sometime high tide will help facilitate better flow on the outer docks
- Darlene Snieckus mentioned she felt the restroom condition and pump out situation were an issue. Darlene also brought up the kitchen renovation
- Rick Conti took issue with the flagpole concept. He felt it was not proper to start placing “ memorial “ type additions especially if private funded unless unanimously decided by ownership.

The meeting was adjourned at 11:07 am.

**2024 Voting Results:**

Nancy and Pete Snieckus, Rick Conti and Jim Frank performed the ballot counting.

81 out of 175 total Slips voted. This is well over the 1/3 quorum required for club vote on these issues. Slip size weighting had no effect on results.

Will Milby                      Elected and filling one open 2-year Board Seat

Robert Campbell              Elected and filling one open 2-year Board Seat

Micheal Guttman              Appreciate running and look forward to future application

2025 Operating Budget      82.7%      Passed (includes 10% slip fee increase effective 1-1-25)