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Long Beach Township, NJ 08008  
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### **Minutes of the High Bar Harbor Yacht Club Annual Owners Meeting August 22, 2021**

The meeting was held by telephone conference and was called to order by President James Frank at 9:30 am.

Board members in attendance were Jim Frank, Jay Kikkawa and Bill Crutchlow. Marina Manager, Justin Pimm was in attendance

Owners attending were John Burke, Pat English, Rich Erickson, Dave Hall, Ralph Hibbs, Ed Meline, Alex Millerand, Pete Snieckus, Sharon Pulz, and Darlene Snieckus.

Jim Frank reviewed the major events of the past year including the death of a board member, hiring of a new manager and the tornado.

### **Marina Manager's Report -Update for 8-22-21**

1. AC Fan broke in clubhouse was repaired. Technician suggested we install new units.
2. 4 slips have sold since 6/6/21 last meeting.
3. Removed and replaced broken spigot on north side of building.
4. Comcast came and updated phone modem with new one. 5 2 slips available for transient G-15 and G-12.
5. Tornado hit 7/29/21 cleaning up after storm.
6. Opened pool back up after tornado 8/12/21.
7. Giglio awning is in the process of making a new awning since the other one was damaged from storm.
8. Need to update receiver/controllers for pump out system. Parts and hardware will be \$1496.90.
9. Comcast came out and replaced all cable boxes on the docks with new one.
10. Waiting on prices to repair damaged docks on F, B and H dock from T&K.

11. Need to install a flow meter for the pool pump in the fall. It is required by the Health Department.

The marina is almost full.

Information on sold slips is available to all owners in the office.

## **Docks and Bulkhead Report**

Jay Keough's update on the Bulkhead project:

Our bulkhead project is scheduled to begin this Autumn. We have applied for a variance to the Long Beach Township requirement that new bulkheads be constructed at an increased height, approximately 30 inches higher than our existing bulkhead. Our variance is based on the fact that we have wetlands on both sides, and a bulkhead of increased height offers no additional protection. A higher bulkhead would create some safety and logistical issues, especially with regard to the bridge and walkway from the shore to the floating docks.

We retained an experienced attorney to assemble and present our application to the L.B.T. Land Use Board; our application has been accepted. We were originally scheduled for the August meeting, but the town's engineer asked for some spot elevation data which we have provided.

We are scheduled to appear at the L.B.T. Land Use Board meeting on Wednesday, September 8. Jay Keough will join the attorney and our consultant to represent HBHYC as the head of the Docks and Bulkhead Committee. Our attorney has sent notice to everyone within 200 feet 10 days before (and in the newspaper). We have assembled a presentation for the hearing and expect a simple yes or no decision.

E Dock needs to be replaced. A company is working at another local marina. The committee will contact them about E dock. The other docks are ten years old and will need to be replaced over the next ten years.

## **Treasurer's report**

Financial documents have been emailed to all owners.  
A deficit of \$11K was previously projected for 2020. Actual was \$7.4K.  
2021 is projected to have a positive operating balance.  
2021 capital will be spent for Insurance deductible the tornado damage.  
\$562K is in the long-term capital budget for the bulkhead replacement.

## **Committees:**

**Docks and Bulkheads-** Bulkhead replacement project, E dock replacement and repairs required from tornado damage.

**Personnel-** documents awaiting board approval.

**Social-**covid has cancelled activities. New members needed.

**Finance-** a new Chair is needed. Colleen Burke and Ray Hibbs volunteered for this committee. Increasing fees for leases, transients and fall fishermen are to be considered.

**Buildings and grounds-** Building repairs from tornado damage. Suzan Jacobson has volunteered for this committee.

Keeping the workboat on a trailer in the parking lot was discussed.

The issue of not allowing a difficult tenant release was considered. Invoking the Rules and Regulations was suggested.

A request was made to get all owners to fill out their ballots and get them submitted for counting before 4pm. Owners Alex Millerand and Gerry Eramo volunteered to count ballots.

The meeting was adjourned at 10:45am.

### **Voting Results:**

Ballots for 75 slips were received. This is above the 1/3 of slip owners quorum requirement.

The three candidates, Bill Crutchlow, David Hall, and Peter Sneickus were all approved with no write in votes.

The Operating budget for 2022 was approved with 65 approval votes. There was one vote to reject.