

Executive Session – September 14, 2008 @ 10:00 am

Election Results

- Mark Finelli is Treasurer
- Jim Frank is Vice President
- All other positions remained the same

Due to the construction project and in an attempt to increase owner participation the board will hold owners meetings on a quarterly basis. If the date needs to be changed due to the construction project the board will notify the owners well in advance. In order to maintain full transparency any decisions the board needs to make between meetings will have minutes and the minutes will be forwarded to the owners on a timely basis.

Furthermore, the first week of every month Stacy will e-mail or mail a summary of what happened over the last month to every owner as an update. This will include but will not be limited to

- Mark Hazley's update (operations)
- Stacy's update (book keeping)
- Buildings and Grounds update
- Docks and Bulkheads update

Next Owners Meeting is October 12th @ 2pm

Preliminary dates for future owners meetings will be as follows

January 4th
April 5th
July 12th
August 16th

Mark Hazley's Update

- **Replacing Amber Power Pedestal Light Face Plates** / In the process of replacing all 30 amp face plates. 50 Amp to follow. "F"&"G" completed. Electric readings can be done w/o removing and reinstalling all screws.
- **Dock Resurfacing** / Continues. "K" dock completed. South docks in progress. Many repairs to Aluminum supports being completed while the decking is removed due to cracked or broken welds.
- **Replaced "K" Dock Float** / Replaced missing float.
- **Dock Repairs** / Repaired "J" dock broken weld and "D" dock finger pier attaching bolts repaired.
- **Installed Thermostat access Covers** / In clubhouse & restroom area.
- **Sublet, Electric Repair** / "B" dock underground junction box repaired.
- **Miscellaneous Items :**
 - **Plumbing** / replaced wax seal and floor mounting bolt kit, inside lower bathroom.
 - **Pump Out** / replaced leaking PVC line and connection.

- **Lighting Maintenance** / Checked-Replaced light bulbs for all dock low voltage lighting and building lights.
- **Secured Wires** / at underside of pool deck area. (East side)
- **Storm Prep** / September 25th.
- **Grounds Maintenance** / on going weekly basis.

Stacy's Update

- 4th Quarter Condo Fees (4Q2008) will be sent out the week of September 22nd
- Owners will be sent the Slip Listing Agreements in October for the 2009 Rental Season
- Leases will be sent out to repeat tenants in November (as long as the Owner's Slip Listing Agreement is signed/dated/returned to Stacy) with 10% due to HBHYC by 1/1/09
- Current tenants have the right of first refusal to rent the slip for next summer. However, if they choose not to rent the slip again they have until 1/1/09 then the slip will become available for rent.
- Owners whose slips were used on a transient basis were either paid with a live check or credit on their account to go towards quarterly condo fees and other invoices (electric/ice purchase/food/drinks)
- Electric meter billing will be sent out in October/November.

Buildings and Grounds Update

Docks and Bulkheads Update

The Board has hired Taylor, Wiseman and Taylor to apply for the dredging permits as well as the waterfront development permit. This process will take up to 2 years. We will keep the owners informed as the process progresses.

New Business

The Board has also decided to have an attorney who specializes in NJ Condo Law review our current by laws and past and current changes to the by laws and rules and regulations. We have several attorneys who indicated they would be interested in working with us. We are in the process of sending a copy of the by laws and changes to Christine Li of Greenbaum, Rowe, Smith and Davis LLP. She agreed to review the documents free of charge to get a sense of what it will cost for a full analysis of the by laws and changes. This has not been done in 20+ years.

The board would like to thank Ed Meline for all of the hard work and countless hours that he has put in. Ed was treasurer for 2 terms and was instrumental in reorganizing the book keeping and accounting records of the marina. Ed was also responsible for cutting costs and fully responsible for the large insurance refund that we received. Without the help of Ed Meline the marina would not run as smooth as it currently does. Thank you Ed for all of your hard work over the last 4 years!

HBHYC Board of Trustees