

HIGH BAR HARBOR YACHT CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD OF TRUSTEES MEETING
SUNDAY FEBRUARY 27, 2005

The meeting was called to order at 12 PM.

Board Members in attendance:

Sam Alloway
Rich Ericsson
Hugh Gray
Mike Drago

Roy Rapp joined the meeting by phone.

Marina manager Peter Hoeltje was also in attendance.

Rich Ericsson asked that the role of the Board president be clarified. He noted that it should not be the president's responsibility to handle and accomplish all tasks necessary to manage the marina. It should be the Board's goal to have good management in place to actually manage the marina.

Mike Drago emphasized the value of committees and agreed with this approach in having the Board establish and work with and through committees.

The Board noted that dealing with too many committees could be overwhelming, less efficient as well.

As required by the HBHYC Bylaws, the Board elected the following officers for the year 2005:

President- Hugh Gray
Vice President- Sam Alloway
Treasurer- Rich Ericsson
Secretary- Mike Drago

The Board discussed the issues raised at the Owners Meeting held on February 12, 2005. It was agreed that the Owners Meeting minutes would be distributed to all Owners. It was noted that the minutes could be posted on the website. Members Alex Millerand, Tryg Dahl and Kurt Krumpholz had offered to serve on a communications committee and to assist with posting of information, including the Board minutes.

Dock Boxes

Mike Drago raised the issue of Dock boxes.

Issue was raised due to Sam Barese’s phone call.

Dock box size and placement were addressed by a member vote and change in the rules several years ago.

The HBYHC insurer has been questioned as to coverage and had no objection to the dock boxes. The Barnegat Light Fire Department surveyed the HBHYC dock boxes last year and expressed no concern with the boxes posing a problem to fire prevention or response.

Pete will contact Joe Stewart to confirm the original ruling and sizing limits for the dock boxes. Pete will undertake a survey of existing dock boxes regarding placement, sizing and quantity. Pete will also contact Technomarine as to whether there is a stress posed by the box loads on the structure of the docks, as well as if there is an “ideal” size or spot for their location.

Pete will provide each member of the Board with an up-to-date copy of the By-Laws for HBHYC and the Master Deed.

Committees

Hugh Gray raised the concerns voiced from members regarding owner communications and involvement. The Board all agreed to make every reasonable effort to improve communications between the management and Board and the owners. The Board decided to retain the original committee structure. Other committees may be considered in the future. Committee assignments were made as follows:

The Committees and the assigned Board or management representatives are:

Budget	Hugh Gray
Docks and Bulkheads	Mike Drago
Buildings and Grounds	Rich Ericsson
Social Committee	Peter Hoeltje
Communications	Peter Hoeltje

Additional committees and their responsibilities will be addressed again further at the next Board meeting.

Bulkhead & Docks

The available repair options were discussed. The decision to proceed with the repair by re-sheathing was chosen, providing for an additional 10-15 year life at an estimated \$60,000. The resheathing will be done by Butterick Bulkheading (the original bulkhead builder). Pete will obtain a final estimate from Butterick, to be reviewed by the Board prior to final commitment. Proceeding with this option will allow the capitol reserve account to continue to grow (without depleting it); association fees to stabilize and possibly reduce; as well as allow for advancement in technology in the industry to provide for other possible options and/or methods of maintenance.

Dredging

Dredging will be assessed and planned as soon as the winter weather allows. A dredging service other than T&K will be contracted, due to past experience with T&K. Pete will make inquiries to find a new provider of this service. Mr. Butterick to be asked about providing this service

Waste Management

The Board requested that Pete address the possibility of cutting costs at HBHYC by using another refuse company if available in the area. Questions regarding placement of the dumpsters on the south side of the property were raised and will be investigated, keeping in mind the concerns of the local neighbors.

Electric Meters

The functioning of the club's power meters will be researched to determine if HBHYC can obtain more accurate data regarding the use of electricity by the club and its members. The possibility of folding the \$5.00 monthly electrical station fee into the Condo Fees was discussed. It was decided that in the future all meters will be consistently read monthly to eliminate any discrepancies or non-billing.

Buildings & Grounds

The Board requested that Pete explore available landscape services and options to improve the appearance of the marina, as well as continuing to move forward with his current list of projects.

Future Meetings

It was decided that a regular monthly meeting would be held the last Sunday of each month, subject to adjustment if required.

Meeting adjourned

All discussions came to a close and the meeting was adjourned at 3:30 PM.