



High Bar Harbor Yacht Club
Board Meeting Minutes
Sunday, February 3, 2008

Trustees: Fran Dalton – Present
Jim Frank – Present
Phil Hiller – Present
Matt Kulinski – Present
Ed Meline – Present

Employees: Mark Hazley – Absent
Stacy Bernstein – Present

Planned Agenda:

9:00 a.m. - Executive Session

9:30 a.m. - Review of Outstanding Action Items/ New Business

There was no Executive Session and the Open Meeting was called to order at 9:33 AM.

1. Building Siding/Windows/Doors Project

A detailed discussion was held with Phil Hiller reviewing aspects of the proposals received from contractors including an update from Chris Kreybig, one of the contractors who gave us a proposal in early 2007. Coleman Roach (Owner and contractor by trade) provided extremely valuable input regarding many aspects of the project. He advised costs of various materials and guidance on the pro and cons of the alternatives for the siding and windows.

Coleman felt that it would not be cost effective to replace the building, one of the options put on the table. He said it would cost upwards of \$900, 000 to replace the building with something comparable to what we now have.

The consensus of the Board was to go with vinyl siding, but the decision was made to request quotations on both the Certainteed vinyl and fiber cement siding products. It appeared that the price premium for the fiber cement would be significant, but it is an option, which should be considered.



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Coleman agreed to provide a draft of the Request for Quote (RFQ) to be sent to selected contractors, in order to ensure that all the bids were comparable.

Once the RFQ's are received, the Owners will be advised of the details. The Board has targeted a decision by the end of May to ensure that the selected contractor will have ample time to start the project around 10/08, if approved, and finish before the beginning of the 2009 season.

The RFQ that will be sent to the contractors will be posted on the hbhyc.com site as soon as it is available.

The Board thanks Coleman for his time and expert advice on this critical project.

2. Parking Lot Lights

Coleman Roach had reviewed the three (3) proposals and strongly suggested that we ask the electricians for a light candle spread to ensure that the height of the poles and the types/wattage of the light fixtures combine to provide adequate lighting for the parking lot, while at the same time eliminate excess spillage that may disturb the neighbors and some slip owners. Mark Hazley to move forward on this project.

3. Docks & Bulkheads

Matt Kulinski has a scheduled appointment with a consultant from the NJDEP regarding our Marina on Feb 13th and will ask about permits and CAFRA. Our permit expired October 2006 and current quotes range from \$20,000 to \$60,000. The issue of dredging was raised, since it appears that we will now not be able to dredge until after this season. Rich Ericsson, prior Trustee, said that some of the dredging done two (2) years ago could have been done better, but that, in general, dredging is not an exact science/process and only the fairway, public areas and slips requested by Owners were done. Matt Kulinski will ask the consultant whether or not we can take "soundings" by ourselves or if we need someone from the DEP present.

4. Wave Attenuator/Breakwater

A preliminary quote on a breakwater from T & K Marine Construction is 315' breakwater @ \$149,970.00 and 55' breakwater @ \$23,509.00. There might be new regulations regarding the breakwater and Matt Kulinski will speak with the consultant regarding this matter.



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5. Decking on docks

We had quotes of \$38.00 per 16' piece for composite and \$8.50 for southern yellow pine wood. The two (2) alternatives were discussed noting that our current wood decking has lasted very well; most new deckings at marinas are wood vs. composite; the longevity of composite materials has not yet been proven; and the recommendation of the supplier is to use wood. It is also possible that the composite we used on the North and South walkways may not continue to be readily available over the next five (5) years (or more) during which the decking will be replaced. The composite is also more labor intensive in that it requires pre-drilling the screws vs. wood. TechnoMarine advised against flipping the wood. A MOTION to use wood to replace the decking on the docks was MADE, SECONDED and PASSED. Mark H. will maintain an updated schedule on the replacement plan. TechnoMarine indicated that 80% of the decking was sound and it is anticipated that the replacement will be done over many years on an as-needed basis.

6. Finger-piers

There are no references in the TechnoMarine report indicating that the finger-piers have to be pulled out of the water to be properly maintained. Mark H. has inspected and had a lot of growth scraped off during the past many months; he says that currently there is very little growth on the floating docks and he does not feel that they have to all be taken out of the water to properly maintain them

7. Emergency Ladders

The Board again examined the ladder, which Mark H. has suggested. A MOTION was MADE, SECONDED and PASSED to replace all seven (7) of the wooden ladders (deemed to be too cumbersome to be used safely and effectively) in the Marina with the recommended steel ladder at a cost of \$167.00 per ladder.

8. Power Pedestals

Mark H. has indicated that all but six (6) electric meters are now operating properly. The remaining ones are awaiting parts to be repaired shortly. Ed Meline indicated that upon review of the electric billing from 2003-2006, he was reluctant to propose a fixed fee schedule for electric billing. He felt that the electric billings in prior years were done inaccurately and incompletely and the billings did not provide adequate data on which to base proposed fixed fees. The billing in 2007 appears to have been done more correctly. Since all the electric meters will be operating properly for the 2008 season, he suggested that we continue to bill electric by reading the electric meters at the individual slips The Board agreed. A MOTION was MADE, SECONDED and PASSED to continue to install electric meters (cost of \$300 additional) in any new power pedestals that require replacement in the upcoming year.



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9. Cable

Ed Meline suggested that for 2008 we utilize the same cable program as used in 2007. It is estimated to cost approximately \$140-\$200 for each slip depending on the number of Owners and Tenants who sign-up. There are currently 103 slips with cable connections and we pay a bulk contract fee of \$6400 to Comcast.

10. The By-law changes

Approved by the Owners in 2007 are ready to be filed with the County. The Trustees will make a final review prior to advising Attorney Marc Spielberg to proceed with the filing.

11. 2008 Budget

In response to an Owner's question, Ed Meline indicated that the 2008 Budget was approved

12. Operations Manager

A suggestion was made by an Owner to give Mark Hazley more responsibility as the Operations Manager. Ed Meline suggested that the Personnel Committee review the Operations Manager Job Description, prepare a recommendation for Board consideration and meet with the Board in Executive Session prior to the next Meeting. A MOTION was MADE, SECONDED and PASSED to adopt this process.

13. Restrictions

A discussion was held concerning a letter from an Owner requesting that the Board rescind the approved policy, which allows the Board to establish restrictions for prior employees who leave the employ of the HBHYC under unfavorable terms. A MOTION was MADE, SECONDED and PASSED to retain the policy. The Board voted 3 to 0 (Phil Hiller, Matt Kulinski and Ed Meline voted in favor of the MOTION and Fran Dalton and Jim Frank abstained)

It is noted that, since the last Board Meeting on 11/18/07, the Board reversed its previous decision and sent the attached letter to the Long Beach Township Police Department addressing the discrepancies between Owners and the testimony that had been given to Authorities concerning the theft of the Marina's portable pump-out unit.

14. It was agreed to hold the next Open Board Meeting on Sunday, March 9th @ 10:00 A.M.

A MOTION was MADE, SECONDED and PASSED to adjourn the Meeting at 3:15 pm.

December 17, 2007

Long Beach Township Police Department
6805 Long Beach Blvd
Brant Beach, NJ 08008

Re: Incident Report #58 01 00/2007-00000297

Attention: Officers M. J. Brennan and S. B. Melega

When Owners of the High Bar Harbor Yacht Club were made aware of the above referenced Report, which was recently published in the Board's Minutes, the Board received several responses, which conflicted with some of the testimonies contained in the Report.

The following is noted:

1. There is no record of the alleged approval to discard the pump-out unit in early 2006. In fact, one of the Board Trustees at that time states that he knew of no Meeting or approval regarding the portable pump-out unit. At least one Board Member does remember discussing the disposal of the damaged pump component of the permanent pump out system which had fallen into the bay during a storm and was no longer operable.
2. Two (2) Owners have stated that they actually used the pump-out unit in Oct./Nov. of 2006 and, again contrary to the testimony in the Report, the pump-out operated very well. They had to pump-out a boat and the permanent system on the North side of the Marina was inoperable at the time.
3. Several Owners have indicated that they saw the portable pump-out unit as late as 4/07, next to the shed on the South side of the Marina, actually, on the Sunday before it was reported stolen.

We realize that it is many months since the disappearance occurred, but we wanted to update the records on this incident.

Sincerely,

The Board of Trustees