



High Bar Harbor Yacht Club
Board Meeting Minutes
Sunday, October 12, 2008

Board Members

Matt Kulinski – Present
Mark Finelli – Present
Frances Dalton – Present
James Frank – Absent
Phillip Hiller – Absent

Employees

Mark Hazley – Present
Stacy Bernstein – Present

Board Meeting was called to order @ 2:00 pm

I. Review of Outstanding Action Items

1. Operations Update (Mark Hazley)

- Replacing Amber Power Pedestal Light Face Plates - In the process of replacing all 30-amp face plates. At the present time the following docks are completed: A/B/F/G/H. 50-amp to follow. Electric readings can be done without removing and reinstalling all screws in addition, the new face plates allow more light to shine through at night.
- Dock resurfacing – have only completed bridge, ramps, E-dock and K-dock. South dock in process. Repairs to aluminum support being completed while the decking is removed due to cracked or broken welds. The cost of a load of wood is \$750.00 to resurface 90 ft of walkway. The focus is main walkways then the finger piers as part of the 5-year project and budget review.
- Replaced K-dock floats – Replaced missing float.
- Dock Repairs – Repaired J-dock broken weld and D-dock finger pier attaching bolts repaired.
- Installed Thermostat Access Covers – In clubhouse and restroom area to have control over temperature and utility costs.
- Sublet, Electric Repair – electrical problems on A & B-docks due to underground junction box. The breakers would trip which would cause power failure on docks. We had an electrician explore the north dock electrical box and found one phase has burned through the cable. Mark is the process of getting quotes from 3 electricians to replace the line @ junction box and put on bulkhead a foot above ground. We found cable (2” diameter) in the shed which hopefully can be used. One quote is



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approximately \$3500 with cable provided. We will advise owners/tenants when there is a power failure on the docks.

- Winter storage – we recommend that if an owner/tenant are going to keep their boat in the water for the winter season (10/15/08 to 4/15/09) to purchase their own ice eater. HBHYC has approximately 30 ice eaters that are used throughout the club during the winter season and moved around accordingly.
 - Miscellaneous items
 1. Plumbing – replaced wax seal and floor mounting bolt kit, inside lower level bathroom.
 2. Pump-Out – replaced leaking PVC line and connection
 3. Lighting Maintenance – Checked and replaced light bulbs for all dock low voltage lighting and building lights.
 4. Secure Wires – at underside of pool area (east side)
 5. Storm Prep – September 25th added more lines to boats and docks to prepare for storms.
 6. Ground Maintenance – on going weekly basis.
2. Office Manager Update (Stacy Bernstein)
- Slip Listing Agreement will be sent to all Owners in October.
 - Leases will be sent to tenants who have reserved a slip for the 2009 Summer Season after a signed Slip Listing Agreement is returned to HBHYC. 10% deposit is due to HBHYC no later than 1/1/09 with 40% payment in March and 50% payment in April prior to arrival.
 - We have approximately 20 to 25 boats that will be in the water this winter between owners/winter tenants/year-round tenants.
 - No slips have closed since July 2008.
 - We currently have 18 boat slips for actively for sale.
 - Electric billing will go out in November after electric meter readings are completed by Mark and Stacy.
 - A MOTION was made to increase transient rate to \$3.50 per foot per day was SECOND and PASSED.
 - A MOTION was made to increase transient electric rate to \$10.00 per day was SECOND and PASSED.
3. Dredging and Bulkhead Permit Update (Matt Kulinski)
- Working with Taylor Wiseman & Taylor who is waiting for a bathymetry survey which includes existing depths, proposed depths and volume of material to be removed from Horn Tyson & Yoder. Scheduled to be delivered by October 15, 2008.
 - Timeline for permit



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1. Mid-November we should have the results from the lab with the sediment sample for dredging.
 2. By mid December we will have all the required information in regards to the dredging project to determine the final costs and schedule.
 4. Building and Grounds (Fran Dalton)
 - Clubhouse renovations are starting Monday, October 13th.
 - Dave Hall & Fran Dalton has been estimates for the possibility of remodeling the kitchen. Estimates have been coming in around \$50,000. This project will be considered for the 10-year capital plan.
- II. Committee Reports
1. Docks and Bulkheads Committee
 - See Matt Kulinski's update under Dredging and Bulkhead Permit Update
 2. Buildings and Grounds Committee
 - See Fran Dalton's update under Building and Grounds Update
 3. Social Committee (Fran Dalton)
 - No new business
 - Would like to recruit members to be active in the Social Committee.
 4. Technology Committee (Mark Miller)
 - The budget that was previously approved for upgrading the wireless system was \$2,500. To replace the system is estimated @ between \$3000 and \$4,000. The Technology committee feels it will be closer to \$3000.
 - Wires are going to be installed during the renovations and we are upgrading to Comcast Cable High Speed Internet.
 - At the present time there is no plan to utilize a password. The upgraded system will allow access from all owners regardless of the activity at any given time.
- III. New Business
1. We have hired an attorney who specializes in Condo law. Christine F. Li of Greenbaum, Rowe, Smith & Davis in Woodbridge, NJ. She is going to review the Master Deed and By-Laws in regards to:
 - The amendment procedures in the documents
 - The manner in which amendments are to be proposed, memorialized and adopted.
 - The Board's responsibilities to its membership in the context of the amendment process.
 - A general assessment of the propriety of the amendments which have been adopted or proposed.



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- Christine Li's fee for legal service is \$1,500.00. A Motion was Made, Seconded and Passed by the Board Members.
- She is not affiliated with any owner/tenant/employee of HBHYC.
- The By-Law changes that were voted on in August 2008 will be filed with the County once the attorney has reviewed all of our documents.

Meeting was adjourned @ 3:34 pm

The next scheduled Quarterly Board Meeting is Sunday, January 4th, 2009