

High Bar Harbor Yacht Club
Board Meeting Minutes
Sunday, July 12, 2009

Board Members

Matt Kulinski – Present
James Frank – Present
Fran Dalton – Present
Phil Hiller – Present
Mark Finelli – Present

Employees

Mark Hazley – Present
Stacy Bernstein – Present

Board Meeting called to order at 9:07 a.m.

Agenda

Operations Manager Update (Mark Hazley)

- Dock resurfacing – on hold until after Labor Day
- Building Sprinkler System – received two (2) quotes for repair. Gosline @ \$13,978.00 and Allied @ \$17,000.00. Insurance premium savings of \$250.00
- Bathroom toilets - Removed and replaced all ten (10) toilets. Replaced one (1) bathroom faucet. Thank you to Phil Hiller who supplied parts.
- Pool – repainted pool
- Pool deck – cut spacing between all boards so deck will drain
- Parking lot – cleaned and painted all stripes
- Sublet/Electrical repair to A & B docks – both docks are now complete.
- Sublet/Electrical repair to J-dock – in/out phase completed
- Power pedestals – replaced 16 photo cells and bulbs
- Post and rail fence/north side – replaced 2 posts and 4 rails
- Shed – repainted 2 sheds north side parking lot. Repainted 2 electrical sheds on docks.
- Pump-Out Lines – replaced pump-out lines and put under docks rather than in the water. A/B/D/E/H/I/J-docks are completed.
- Pump-Out Machine – Repaired all connections in junction box and time on I-dock.
- Gas grills – cleaned and installed all new burners and cooking grates
- Daily maintenance – clean and/or fixing normal wear and tear on docks/interior building/electrical/grounds/pool.
- Dumpsters – saved \$1,200.00 on pick-up charges this year.

Office Manager Update (Stacy Bernstein)

- 39 boat slips rented through HBHYC
- 6 boat slips are short season (June to Sept)
- 4 boat slips negotiated rates for full season
- 11 private boat slip rentals
- 14 boat slips still available for rent and used on a transient basis.
- No boat slips have sold since June 2008
- Some increase activity in sale information
- 3Q2009 Condo Fee invoices mailed out on 6/30/09
- 2Q2009 Late Fees were processed and mailed out – only three (3) owners.

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- Sending out invoices for ice purchases/BBQ/Cable/Electric throughout the summer
- 31 owners/tenants have signed up for cable and completed form
- Rate for cable this summer is approx \$207.00

Review Outstanding Items from Previous Meeting

- Robert Miller (B-01) is threatening to sue HBHYC for electrical issues and loss of items on his boat. We advised him to go through his insurance company and even had our attorney send him a letter regarding this matter.
- Annual Audits – received a copy of an e-mail that Marguerite Mount sent to Ed Meline about annual audits. Annual audits are very detailed more then we thought. We are unable to get an audit for less then \$7,000. We want to find a happy medium that protects HBHYC/Board/Owners. Board ruled to implement on an annual basic standard practice which protects staff/board/owners have a 3rd party review. Will have Condo Attorney review working.

Motion: *To file By-Law changes as voted on August 2008 by HBHYC members on removing annual audit requirements.*

Motion was Second and Passed

Board approved 5 to 0

Committee Reports

Docks and Bulkheads (Matt Kulinski)

- Be able to file permit within 2-weeks if all paperwork is completed.
- Horn, Tyson & Yoder did the survey.
- Dredging would be a multi-year plan
- Wave Attenuator would be one project
- Bulkhead on the north property would have to stay 50 ft of the bridge – this would affect some owners on D-dock.
- Preliminary dredging costs are rough numbers
- Ocean County Landfill @ \$54,000.00 (2300/yards @ \$23.60/cubic yard)
- Additional fee for Haul costs (\$225/truck)
- TK Marine (excavator) @ \$57,000.00
- Jay Keough will look into other disposal sources (may take 2-weeks for him to have all the information)
- Our permit is good for 5-years

Building and Grounds (Phil Hiller)

- Sprinkler system has been off since 1995 and not cost effective to repair.
- Our insurance company is aware that the system has been off.
- Our insurance cost is \$250/year for premium.
- Cost to repair @ \$14,000.00
- Water pressure is due to city water and the piping is adequate for what we have. Depends on when you are using water more then likely no problems during the week however on weekend when most families are on LBI there will be less water pressure (showers/pools/hot tubs/washing cars & boats/sprinklers/etc.)

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Social (Fran Dalton)

- Pig Roast proposed by Kevin Mimm
- Minimum of 50 people
- Price per person @ \$25 (\$16.95 + tax includes set-up/breakdown/serve/paper products)
- \$300.00 charge for servers
- Looking @ the last Saturday in August as an available date
- Will send out e-mail for general feedback/interest.
- Mark Hazley said we could rent tables/chairs from Taylor Rental in Manahawkin

Technology

- No New Business

New Business

Treasurer Report (Mark Finelli)

- HBHYC 2009 Budget Report spread sheet passed out and discussed by Mark Finelli
- Reviewed the Budget with Finance Committee and Stacy
- There are no Write-off's. It is incorrect posting.
- Slip Leasing Management Fee needs to be adjusted.
- Due to surplus from last year there is a change in the Condo Fee Invoice breakdown.
- Condo Fee invoice is 40% capital/60% Operational.
- Will change the fee structure for next billing cycle. Your condo fee will stay the same. The break down will be different. (35 ft @ \$534.04, 40 ft @ \$610.36, 45 ft @ \$686.68).
- Investment Distribution – money is in save CD's and money market accounts.
- Long-term Capital Replacement Budget
- 5-year Capital Plan Details
- Capital Reserves are good.

A-dock

- Drain issue on A-dock due to drain from street. Need to dredge to make deeper and put a silk bag over grate.

Owner's Meeting

- Scheduled for August 14th – Owner's will be able to vote on Capital Budget item by item.

Sample Ballot/Proxy

- Matt Kulinski brought in a sample ballot that they use @ his condo and suggested we use it for our elections/voting.

Elections 2009

- 2 Candidates for the 3 Board Member seats
- David Hall and Mark Miller
- Jay Keough said his wife Meghan Cannon-Keough will be giving Stacy her resume.

Sydney Sussman's Boat

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- Lost engine/bow thrusters on 7.4.09 and had to be tied up on the end of the north dock due to the wind and weather conditions. Jay Keough commented the boat is good and secure.
- Mark Finelli spoke with Sydney Sussman prior to boat's arrival
- Sydney wanted to make sure it is able to stay in slip and that it is legal and legit. He does not want any problems for the marina and no stress on the floating docks.
- Discussed the HBHYC policy of 5% overhang. The boat is larger than 60 ft.
- Sydney is having a marine survey to insure no negative effect on the marina structure
- Sydney Sussman owns all of E-dock. He is looking to remove some finger piers and turn boat horizontal.
- DEP reportedly does not have a problem with decreasing numbers of slips if slips are combined.
- As it stands the boat is only here for a couple of weeks until it departs for 5-weeks on fishing tournaments.

By-Laws

- Ed Meline addressed the Board/Owners that what was filed is all NJ Condo Law and what was voted on by the owners in August 2008 was ignored.
- Matt Kulinski said that conferences are working sessions which is referenced in NJ Condo Law. What owner's voted on is not ignored but it has to be legal and kept the intent of the Owner's.
- Reason being why we hired a Condo Attorney to review all documents before being voted on at Elections and filed with Ocean County.
- Ed Meline says the attorney just gave us her opinion and cited the statute. Ed would like it to be more restrictive.
- We are taking her professional opinion and following the Open Board Act.
- Bruce Shulan commented that the statute has a minimum requirement that we can exceed with a course of conduct.
- The law allows the Board to meet and have a working session and no votes are permitted at this time. Any votes are done during Open Meetings.
- All policies by a previous board will be retained. Going forward all policies will be reviewed by a Condo Attorney prior to vote.
- Bruce Shulan gave his professional opinion that you exclude working meeting/conference is a good practice. A Board can't function with open meetings. They have to be able to meet separately to discuss matters and then vote on during open meetings.
- Filing of By-Laws with changes made from last meeting on opening meetings was discussed. Board shared e-mail response from Condo Attorney ~ Christine Li.

Meeting adjourned @ 11:30 am

~ Reminder ~

Meet the Candidates

Sunday, August 2nd

Owner's Meeting/Election

Saturday, August 15th