

High Bar Harbor Yacht Club
Board Meeting
Sunday, April 11, 2010

Board Members

Mark Finelli – Present through Finance Report
James Frank – Present
David Hall - Absent
Meghan Cannon-Keough – Present
Bruce Shulan – Present

Employees

Mark Hazley – Present
Stacy Bernstein – Present

Meeting commenced 11:05

Finance Committee Report – Mark Finelli

- Distributed reports
- Closed the Smith Barney acct and opened a new acct
- Rolled over CD's @ Bank of America
- Searching banks that have good interest
- Resigned from Board effective immediately – sold boat slip, scheduled to close this month.
- Board to decide on status of treasure position.

Marina Manager Update – Mark Hazley

- Dock resurfacing – south side main dock completed to the corner of F-dock
- Ice eaters – all removed, power-washed, serviced and stored away.
- Restrooms – all inside and two (2) outside – removed old flooring and replaced with new ceramic tile (12 x 12) floors. Completed.
- Non-Operational Boats – letters were sent to owners/tenants and all four (4) have responded. Two (2) boats have been removed and the other two (2) have said there boats will be operational by 4/15/10.
- Electric Cable for east side of bridge – will be installing additional float for cable conduit.
- Winter Project
 1. Pool area fence replacement – installed new deck lights (\$450.00)
 2. Kitchen cabinet replacement – New Dishwasher installed. Completed (\$5400)
- Shrub & Tree Removal - completed along west and north property. Added stone to area. (\$1500 for dumpster/stone).
- Painted – bathrooms, common area, kitchen and touched-up areas in clubhouse.
- Dock repair – Repairs to K, D and E-dock from storms. Broken aluminum – floats and finger piers.
- Bridge repair/replaced – non-skid deck tape on ramps.
- Deck – power wash and stained.
- Workboat – power washed and bottom painted. Outboard motor repair (\$450.00).
- Sewer problems – all lines backed up. Had complete system power flushed and cleaned (\$950.00) on 3.31.10.
- Miscellaneous Repairs
 1. Repaired broken dock carts (wheels, brackets and supports)
 2. Replaced one (1) inoperative restroom vent fan.
- Fence estimate for property – **3 ft/2-rail** vs. **4 ft/3 rail**
 1. Precision Fence \$7275 vs. \$9227
 2. Carl's Fencing \$7275 vs. \$8300
 3. Homestead Fence \$16,994 vs. \$22,073

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- Electric @ A-dock – Atlantic City Estimate @ \$1645.00 for underground junction box from A & B-dock to shed. The breaker has tripped twice in the last 6-months.
- Dock water – turned on 4.7.10. Several repairs made.
- Pump-out system – de-winterized 4.10.10 & operational.
- Dockhands – would like to bring all dockhands from \$9.50 to \$10.00 per hour. No rate increase in the last 2-years. Hire one (1) additional per diem. There is no overtime for the dockhands. Jim Frank made a **MOTION** for the dockhands to be @ \$10.00 per hour which was **SECONDED** and **PASSED**. Dockhands to be more visible and available for assistance. We monitor channel 16 on VHF radio.
- Renewed insurance with carrier – rate the same as prior year.

Office Manager Update – Stacy Bernstein

- 17 boat slips available for rent
- Some inquiries want the prime months and rates negotiated with Owners
- 21 boat slips available for sale
- No boat slips have sold since October 2009
- One (1) 40 ft boat slip is pending and schedule to close end of April 2010.
- I posted on two (2) website for dock slip rentals – no inquiries from websites (\$100)
- An owner posted an ad in the Sandpaper for dock rental – one (1) inquiry
- I created a Facebook page that is for HBHYC members only to keep members involved/advised of HBHYC events.
- 2Q2010 Condo Fee invoices were sent the end of March and due by 5.10.10
- Sending out to owners/tenants contact information and boat specifics to update our records
- Boating Safety Course is schedule for Saturday, April 17th @ 9:00 am
- Electric billing for winter will be sent out this week.

Dredging/Bulkhead Permit Update – Jim Frank/Mark Hazley

- Rec'd State permit that is being filed at the Ocean County Clerk – good for 5-years – March 2010 to March 2015.
- Army Corp of Engineers needs to complete the application/review
- Army Corp sent letters to owners in the area about our upcoming dredging/bulkhead permit and the owner of the vacant lots wrote a letter in regards to setbacks within 25 ft.
- TWT looking into engineer evaluation
- There maybe two (2) areas that may be not able to be fully dredged due to wet land boundary.
- Mark Hazley is in weekly contact with TWT to stay on top of HBHYC project.
- New bulkhead has been approved.
- Dredging should commence in October 2010.
- T & K Marine is lined-up to do the dredging of the entire marina.
- Shoreline Grading will take the spoil/dredge for only transportation costs.
- Will bulkhead the entire perimeter of HBHYC when the wave attenuator is replaced in the future.

Deed/By-Law review & upgrade

- Bruce Shulan is in the process of working on a simplified Deed and By-Laws. The goal is to develop a current set of documents which incorporate all amendments and which are “user friendly.” After completion but before filing, the documents will be reviewed by HBHYC’s attorney.

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- Filing Status of change to remove Annual Audit requirements
 1. As per the July 12th minutes a motion was made to not file the By-Laws – Condo Attorney reviewing legality.
 2. Mark Miller commented that the change of language was done after it was already voted on.
 3. Ed Meline reminded that the amendment was – “eliminate annual audit” whereas the original document required a forensic audit @ \$15K
 4. Our intent is to get it review by counsel and file with Ocean County Clerk.

- Open Meetings vs. Working Meetings

Bruce Shulan to inquire of Christine Li, Condo Attorney regarding the enforceability of an amendment to the by-laws which limits Bd working meetings to an extent greater than the NJ Open Meetings Act.

Ed Meline’s Draft Process for Proposed Change to HBHYC Master Deed and/or By-Laws

- Board agrees that a formalized process is a good idea.
- DRAFT” to be circulated.

Review of Attorney’s Opinion Letter

- Bruce Shulan recommendation is to keep using Christine Li, she is very knowledgeable, professional and her rates are reasonable.
- Patrick English found her opinions to be neutral and suggested to continue to use Christine Li.
- Jim Frank did some research – there are no local condo attorneys in Ocean County. There are attorneys in Wildwood, Bergen whereas Christine Li is located in Woodbridge (Middlesex).
- Ed Meline’s expressed concerns about Li’s opinions, which were discussed.
- Will have all of Christine Li’s opinion/suggestions in writing going forward.

Social Committee Update (Meghan Cannon-Keough)

- Sent an e-mail asking for volunteers. Our committee consists of Dale Pilchman, Kevin Mimm and Jill Frank.
- Schedule a conference call to discuss summer events
 1. Memorial Day Breakfast is a huge success every year
 2. any owner can submit ideas/events
 3. Dock parties
 4. events with minimal expense from members
 5. Have food/beverage before Board Meetings

New Business

- Marketing Materials – creating tri-fold for HBHYC to give out to prospective owners/tenants and other businesses on LBI.

Jim Frank made a **MOTION** was **SECONDED** and **PASSED** to adjourned meeting @ 2:05pm