

High Bar Harbor Yacht Club
Board Meeting Minutes
June 13, 2010

Board Members

Jim Frank – Present
Dave Hall – Present
Meghan Cannon-Keough – Present
Bruce Shulan – Present

Employees

Mark Hazley – Present
Stacy Bernstein – Present

Board Meeting called to order at 10:00 am

Marina Manager Update – Mark Hazley

- Awning – installed on 5.19.10 work completed by Giglio Awning (\$350.00)
- Pool – painted, installed new shower, repaired approximately 25 tiles
- Safety/Swim Ladders – removed and painted all with anti-fouling paint.
- Restrooms – installed motion sensor light switches in all bathrooms. Work completed by Alan's Electric (\$240.00)
- Non-operational Boats – two (2) boats have been removed and in the process of having the other two (2) boats to meet HBHYC Rules & Regulations
- Tree Removal – cut down an additional four (4) dead trees at North side property.
- Dock Repair – replaced one (1) float on K-dock. Replaced approximately 40 attaching bolts for floats on all docks. Replaced J-21 power pedestal terminal junction block. Work completed by Alan's Electric (\$600.00)
- Miscellaneous Repairs
 1. Deck Furniture – repaired and cleaned for the summer season and placed on deck and surrounding pool area (\$73.00)
 2. Repair stairs at deck area
 3. Secure many deck boards
 4. Replaced fan motor for kitchen stove hood
 5. Replaced low voltage lighting transformer on the South dock (\$275.00)
- Fence for property – Precision Fence to install fence on perimeter of HBHYC property. Started on June 8th and completed on June 14th. (\$9227.00)
- Repaired tripped breakers on A-dock and B-dock and completed May 4th. Work done by Atlantic City Electric (\$1645.00).
- General maintenance – cleaning – docks and building lights.
- Technomarine – We now have a NJ Contact for Technomarine located in Seaville, NJ.

Office Manager Update – Stacy Bernstein

- We currently have 24 boats slips for sale
- C-09 (40 ft) sold in April 2010 for \$60,000
- We still have 17 boat slips available for rent
- Summer Season Rental and Transient Rental inquiries have been minimal this season. Our plan is to use available boat slips for transient rentals.

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- Third Quarter 2010 Condo Fee invoices will be process and sent out Mid-June. Electric usage and ice purchased up to June 13th will be included on your invoices.
- Cable request forms were sent out, please complete and return if you will be using cable service for the summer. Dockhands will be checking and confirming who is using cable service.

Old Business

Dredging and Bulkhead Permit – Jim Frank and Mark Hazley

Mark Hazley opened the discussion by informing the owners that we have received our Dredging and Bulkhead permit which is valid for five years.

It was agreed that based on the quotes received from 3 separate companies that the contract will be awarded to TK Marine. However, given the extended time required to obtain the permits from the state, we will confirm the cost figures prior to the start of any work. The current estimates for the bulkhead are \$390.00-\$400.00 per linear foot.

The current plan is to stretch work across the five year time horizon to better manage cash flow. Accordingly, the work planned for this winter will be limited to dredging the basin and installing a bulkhead along the north walkway from the bridge to E-dock.

It was agreed that we will plan for the bulkhead installation to begin in mid September and should take approximately three weeks to complete. As the work will be done outside the marina, there should be little disruption or inconvenience for owners.

Following the completion of the bulkhead, we will begin dredging the basin. It was agreed that the entire basin will be dredged to a minimum depth of six feet. The permit requires we honor the environmental moratorium on dredging that begins December 1 and extends until March 1. Therefore, all removal of spoils must be complete at that time.

Our original plan was for Shoreline Grading to take the spoils for landfill use on one of their projects. However, due to change of ownership of Shoreline Grading, we have to investigate this cost saving potential further. In the event that we must pay for disposal of the spoils, TK Marine will ensure state adoption of disposal option.

Longer term plans are to protect K-dock with a short bulkhead and to replace the wave attenuator with a bulkhead when the wave attenuator has reached its end of life.

It was unanimously agreed that:

1. We communicate with owners regularly regarding our plans and progress.
2. Mark Hazley should develop a detailed plan for the dredging that ensures dredging is completed by December while accommodating those boats that remain in the water.

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3. The Board should encourage all owners to have their boats hauled as soon as they stop using them for the season. This will speed the dredging process and reduce owner inconvenience.

Request for Variance Process – Ed Meline and Jim Avery

Ed and Jim outlined a variance process to be followed if any owner wishes to combine/alter/extend an existing slip. In summary this process would:

Require a variance petition be sent to the Board.

1. Allow for owner debate in an open forum.
2. Require steps be taken to ensure the structural integrity of the club assets.
3. Require formal advisement via certified mail to impacted owners and an eventual ballot to all Owners for voting on any proposed Variance.
4. Require expenses incurred by the process be born by the owner requesting the variance.

During the discussion on the process, several owners requested additional elements be included in a property variance:

1. Jim Avery suggested any variance be limited to a individual named boat for a single owner. Any change in the boat or slip ownership terminates the variance.
2. Pat English recommended a “hold harmless” clause be added to the process so that any damages caused as a result of a variance will be the responsibility of the requesting owner.

There was some debate about identifying an engineering firm to confirm structural impact assessments. It was agreed that one engineering firm be established as the board has limited engineering experience and it is believed that an ongoing relationship with a single firm will better serve the interests of all owners. HBHYC will seek Technomarine for analysis of engineer report.

There are still some owners who exceed the 5% overhang allowance due to dingy's, anchors and/or swim platforms. Mark Hazley will provide an estimate of the number of boats exceeding the allowance at the next meeting.

It was agreed that we will review a draft process at the next Board meeting.

By-Law Filings

Ed Meline indicated that the by-law change approved by the Owners in August of 2008 to “eliminate the requirement for annual audits” has not yet been filed. In addition, he noted that the filing that was made relative to the requirement for Open Board Meetings was, in Ed's opinion, not reflective of the By-Law Change approved by a vote of the Owners in August of 2008. The Board agreed to investigate the issues.

Social Committee Report - Meghan Cannon-Keough

Meg outlined three events currently planned this season. These were:

- June 19th Italian night with wine tasting from Amalthea Cellars.

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- Asian Theme night on July 24th
- Caribbean Theme Night on August 21st

For each event please plan to bring a dish to share and your own beverage. Should you have any other ideas please pass them along to Meg.

New Business

It was brought to the Boards attention that some boats are connecting to the cable TV service without proper authorization. The Board reviewed the existing process for those owners that wish to make use of the cable service and concluded that to encourage members and tenets to properly request cable service, that slips that lack a documented request for cable service you will be charged a flat rate of \$200 for cable TV use as well as an additional \$200 fine for the unauthorized use of the cable service. **A MOTION was MADE, SECONDED and PASSED 4-0.**

We did not have a formal Treasurer Report since Mark Finelli resigned from the Board in April 2010 having sold his boat slip. Jim Frank, President is doing minimal duties as Treasurer until our next Board Member Election in August 2010.

Jim Frank informed all that there will be two (2) Board Seats open for election this August. A request was made to submit resumes to Stacy or Mark if interested. The next meeting would be a meet the candidates and election in August.

The meeting was adjourned at noon.