



High Bar Harbor Yacht Club Condominium Association
Board Meeting ~ Sunday, June 26, 2011

Board Members

Meaghan Cannon	Present
Bruce Shulan	Absent
Jim Frank	Present
Dave Hall	Present
Tom Gardner	Present

Treasurer

Ed Meline	Present
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Employees

Mark Hazley	Present
Stacy Bernstein	Present

The meeting was called to order at 10:00 am

Operations Manager Update – Mark Hazley

- Our building is currently insured for \$800,000. Increasing our coverage to \$1,000,000 will increase our premium by \$650.00. To ensure we are adequately insured, Dave Hall and Mark will contact three (3) local builders for rough replacement cost estimates.
- The docks are currently insured for \$1,000,000 however, Technomarine estimates the replacement cost at \$2,100,000. Increasing insurance coverage to replacement costs will double our annual premium to \$17,500. Mark feels the Technomarine estimate is high and will get a quote from Sullivan Docks for comparison purposes.
- We have received complaints regarding the dumpster smell resulting from improperly disposed fish carcasses. While the majority of fisherman use the plastic bags provided at fish stations, there are a few fishermen that discard fish directly into the dumpsters. To address this issue, Waste Management will replace the existing dumpster the week of June 27th, a security camera will be adjusted to capture the fish cleaning station and a reminder will be sent to all HBHYC members (owners, tenants and private tenants) to use plastic bags provided at the fish cleaning station.
- Mark suggested we install a stand alone camera for D-dock and E-dock at the cost of \$1400. The Board rejected the proposal at this time.
- Mark is in the process of obtaining the title for the unused Boston Whaler. There are currently three (3) people who are interested in purchasing the boat. Looking to sell the boat to the highest bidder once we have title.

Office Manager Update – Stacy Bernstein

- The third quarter 2011 condo fee invoices were sent by e-mail on June 23, 2011.
- HBHYC tenant invoices will be sent out in mid-July 2011
- Currently there are 14 slips available for rental or transient use.
- There are 29 slips for sale.
- Slip I-27 (45-feet) was purchased in March for \$85,000.
- Stacy stressed that all owners and tenants must provide the office with a copy of vessel insurance policies.
- The Comcast Cable fee for the 2011 season will be approximately \$225.00 per boat slip if we reach the planned 40 slips with cable television. Currently 30 slips have signed up for Comcast Cable.

Mid-Year Financial Updates

- Ed Meline, (the treasurer) will review the Capital report at the next meeting.
- All major budget items were reviewed with only three items expected to exceed plan.



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	<u>Budget</u>	<u>YTD (6.24.11)</u>	<u>YEE (12.31.11)</u>
Grounds – Maintenance	\$ 2,000	\$ 3,275.92	\$ 4,000
Pool – Maintenance	\$ 2,500	\$ 2,661.44	\$ 3,100
Cable – docks/clubhouse	\$ 8,300	TBD	\$11,500

- Grounds – unplanned expenditure due to relocation of fence and light pole on the south boundary.
- Pool – The pool filter had to be replaced (\$561.75).
- Cable – Comcast has added \$2,500 for equipment rental which was not identified in the contract. It was agreed that the Board will review the existing contract and explore alternatives to Comcast as our cable and internet supplier.

Social Committee

- Meg Cannon gave the Board a recap of the planned activities.
 - Saturday, July 23rd – Pot Luck Social in the Clubhouse
 - Investigating vineyards in Ocean and Burlington County who might be interested in hosting a Wine Tasting at the clubhouse.
 - August event – TBD
 - Mercy Home Fishing Tournament – Saturday, August 6th.

August Owners Meetings and HBHYC Board of Trustee Election

- The Board agreed the annual Owners meeting will be Sunday, August 7th at 10:00 am
- The Board agreed the activities needed for the upcoming election of Trustees
 - There are three (3) Board seats coming up for election. These seats are currently held by Bruce Shulan, Meg Cannon and Dave Hall.
 - All owners will be invited to be candidates for a Trustee position. All interested parties must deliver a letter/resume to the HBHYC office no later than Wednesday, July 13th.
 - Meet the Candidates will take place Sunday, July 31st at 9:00 am. A light breakfast will be available.
 - The election will take place at the owners meeting. All ballots or proxies must be delivered to the Board by the end of the meeting.
- The Board also agreed to ask all owners that would like to propose a Deed and/or By-Law change do so in time to permit its inclusion on the August 7 ballot. Therefore, any proposed change must be put in writing and submitted to the HBHYC office no later than Wednesday, July 13th.

Old Business

It was agreed to amend the September 5, 2010 Board Meeting Minutes to correct comments made by Pat English.

New Business

- Jim Frank proposed shutting down the discussion board on the HBHYC website due to lack of use. The motion was approved.
- The Electric Meter policy and procedures were reviewed and it was agreed that the existing policy are sufficient to meet the needs of the club.
- Tom Gardner proposed securing the wireless network to prevent public access and associated potential problems. It was agreed that a network password will established and changed annually. Additionally, Tom volunteered to monitor usage during the upcoming month to determine if additional restrictions need to be implemented. Owners will be notified by mail/email prior to the implementation of any change.

The meeting was adjourned at 11:30 am

The next meeting is scheduled for Sunday, July 17th