



High Bar Harbor Yacht Club Condominium Association
Board Meeting ~ Sunday, November 6, 2011

Board Members

| | |
|----------------|--------------------|
| Meaghan Cannon | via Teleconference |
| Bruce Shulan | via Teleconference |
| Jim Frank | Present |
| Dave Hall | Present |
| Tom Gardner | via Teleconference |

Treasurer

| | |
|-----------|---------|
| Ed Meline | Present |
|-----------|---------|

Employees

| | |
|-----------------|---------|
| Mark Hazley | Present |
| Stacy Bernstein | Present |

The meeting was called to order at 10:10 a.m.

Dave Hall amended the agenda to postpone discussion of the 2012 Budget, Banking alternatives, Credit Cards processing, Marina and Office updates to the next Board Meeting.

Marina Manager Update – Mark Hazley

- Waiting for DEP approval on the new pump-out system which we would receive a \$50,000 grant from the New Jersey Clean Vessel Program for our pump-out system to be replaced with no cost to HBHYC.

Wave Attenuator – Dave Hall

- TK Marine is available in December 2011 to start with the removal of the wave attenuator and replace with sea wall (same as north sea wall) on E-dock and continue the sea wall on K-dock
- TK Marine agreed to keep the original quote from three years ago at \$115,000 for E-dock and \$23,500 for K-dock. (In comparison Buterick Bulkhead gave a quote three years ago at \$132,000 for E-dock)
- Wave attenuator to be removed, large thick pilings will be moved in about 5-ft and have pile guides to support dock, north sea wall will connect to east sea wall (around E-dock)
- Our permit is good until October 2015 and needed to complete sea wall.
- The original plans for E-dock were different then how E-dock was constructed. There is steel from the wave attenuator that is part of E-dock that will have to be replaced at a later date. **A MOTION was made to put E-dock replacement into a Capital Budget Plan was SECONDED and PASSED (5 to 0).** Mark stated E-dock can hold up for another 8-years.
- K-dock takes abuse from bad weather and commercial fishing fleet. K-dock has been replaced many times due to wear and tear. The land behind K-dock is not wetlands however State of NJ can come in anytime and say that it is now wetlands.
- **A MOTION was made to hire TK Marine to complete the removal of the wave attenuator, install the east sea wall (E-dock) and southeast sea wall (K-dock) was SECONDED and PASSED (5 to 0).**
- Dave and Mark to sit with TK Marine to review contract and give 30% deposit. (removal of Wave Attenuator at \$5,800 + install E-dock seal wall at \$109,580 + install K-dock sea wall at \$23,500 = \$138,880 for total project).

Winter Storage of Boats – Mark Hazley

- We place 35 ice eaters throughout the marina and not in particular areas where owners keep their boats for the winter
- In the past five winters we have had minimal ice with no damage to pilings, docks and boats.
- Bruce Shulan stated that he has had his boat (Rebel Yell) in the water since 1994 with the exception of two winters and that the ice eaters were to be placed where the boats are located and move boats to a more concentrated area.
- Need to decided on designated areas for in-water winter storage, protect the marina from ice and have owner's purchase their own ice eaters (estimated cost of \$400 to purchase)
- Ice eaters are portable and can be relocated.



High Bar Harbor Yacht Club Condominium Association
Board Meeting ~ Sunday, November 6, 2011

New Business

- Mike Drago brought to the board attention that there is 35 ft section of D-dock that needs to be replaced. Has been repaired for wear and tear but needs attention.
- Mike Drago asked the Board if they could give a drawing of E-dock (wave attenuator removal and sea wall installation) to get a better idea of the work that is to be completed by TK Marine and for owners to understand what they are paying for.
- Mike Drago owns boat slip D-11 which is at the corner of D-dock and fairway. D-11 (60 ft) has 22 ft width restrictions. Mike asked the Board if a piling could be installed 15-ft from the end of D-dock for boats going in and out of the fairway and not get so close to his boat. Mark Hazley suggested a caution buoy marker that we can maintain and not a permanent structure. Bruce Shulan suggested an in-bound/out-bound announcement on the radio (past port to port). Boats on J-dock will have to stay within their 5% over-hang and in need dock closer to docks.

The meeting was adjourned at 11:54 a.m.

The next Board Meeting is scheduled for Sunday,
November 20th at 10:00 a.m.

Board Meetings for the 2011 – 2012
Sunday, December 11, 2011
Sunday, February 12, 2012
Sunday, April 22, 2012
Sunday, June 3, 2012
Sunday, July 1, 2012
Sunday, August 12, 2012