

High Bar Harbor Yacht Club Condominium Association
Board Meeting
Sunday, September 9, 2012

Board Members

Tryg Dahl	Present
Dave Hall	Present
Meaghan Keough	Present
Alex Millerand	Present
Bruce Shulan	Present

Employees

Mark Hazley	Present
Stacy Bernstein	Present

Meeting called to order at 10:05 a.m.

Wireless Internet – Tom Gardner

- Most complaints and issues are on the weekends between Memorial Day to Labor Day as Owners become more dependent on their smart phones, Ipads, laptops etc.
- Members turning off the wireless connection from their equipment when not in use may help.
- There have been 140 connections at one time that can prevent another member to connect to the wireless or slow speed.
- Our current router is consumer equipment and our internet service is residential grade. Two antennas were installed 2-years ago on the clubhouse roof and the C-dock shed. These extend the coverage of our network out to the docks, but the bottleneck is at the router and our level of service. The board will investigate upgrading our system.
- Tryg Dahl's company has done their own analysis on their equipment and needs. Will send information to Tom Gardner to review and help with upgrades at HBHYC
- An alternative to increasing capacity, may still be limitations on types of usage.
- Tom Gardner to follow-up with company that installed antennas for information on upgrading our system and associated cost options.

Marina Manager Report – Mark Hazley

- A lot of maintenance repairs with our busy summer season
- Power pedestal repair on C-dock by Alan's Electric at cost of \$300.00
- Installed signage on north and east breakwater due to adults and kids climbing on breakwater. Cost of signs \$616.32
- Bulkhead repair between B-dock and C-dock. Had to repair a 4ft-5ft section. Call into TK Marine to help with patch. Please keep in mind the bulkhead is 25-years old and we currently project that it will need to be replaced in approximately 5 years. The Board agreed to continue isolated repairs to forestall the bulkhead replacement.

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- Dockhand Fall Schedule – no dock hands Monday to Thursday. Juan will be here Friday and Saturday from 4pm to 9pm and Sunday 8am to 7pm through October 30th
- Year to date dockhand expenditure is \$11,353.00 Our budget is \$12,500.00
- Pool closing – see separate agenda item
- Awning removal the week of Sept 17th
- Dock water shut off the week of October 29th
- Set up fish station on the north side of the clubhouse the week of October 29th
- Pump-out system to be winterized the week of October 29th
- Ice eaters (36) to be installed the week of November 26th. Staff will confirm they are all in working order prior to installation.

Office Manager Report – Stacy Bernstein

- 3Q2012 Condo Fee has been sent out in June 2012. September late fees have been applied.
- Currently have seven (7) owners who are past due with one (1) of the owner being past due for 2Q2012 and 3Q2012
- Current AR at \$5,535.53
- 4Q2012 Condo Fee will be e-mailed on September 15th. Invoices will include cable service, electric meter readings, ice purchases and dockside café.
- Sale of slip A-08 (35 ft) is currently pending
- 32 boat slips actively listed for sale
- 11 boat slips available for rent
- Slip Listing Agreements to be send out end of September 2012 for the 2013 season

Fish Cleaning Station

- Board approved purchase of a 2nd freezer to be placed next to the current freezer located at the Fish Cleaning Station.
- The club will install a second fish "legal size and possession" poster to be located at the Fish station.

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Tenant Renewals

- Those few tenants repeatedly ignoring the HBHYC Rules and Regulations and will not be allowed to return.
- The Board discussed what authority we have to prevent tenants from returning to HBHYC
- Bruce Shulan will revise letter to owners about renting privately and to clear a prospective tenant with the HBHYC office prior to committing to a rental.
- This year we had numerous complaints about unsupervised children, rude and loud tenants after 11:00 p.m. and being disrespectful of others notwithstanding the “quiet time” rules of both HBHYC and the municipality. The board agreed that in the case of significant noise disturbances, owners should make HBHYC office and Board members aware and to contact the police if immediate intervention is required

Pool Schedule

- Without the knowledge of the staff, someone turned up the pool heater using up all the propane. The propane refill cost \$600-\$800. The pool shed is now padlocked.
- Currently the pool is scheduled to close on September 10th. However we have a request to keep the pool open until the end of the month. Considering member’s request and favorable long-term forecast, Board agreed to close the pool on Monday, September 24th
- The Marina Manager will extend our contract with QC Laboratories to test the water sample and advise the health department of the revised closing date.

Acceptance of Prior Board Meeting Minutes

- The Board approved the June 3rd, July 1st and August 12th Board Meeting Minutes.
- An owner questioned the Board about a prior vote to approve the minutes and have them published within 30-days subject to approval and final approval at next Board Meeting. The Board agreed and will review the DRAFT MINUTES two-weeks after the Board Meeting and publish FINAL MINUTES immediately following the next Board meeting.

Adoption of Meeting Schedule for 2012-2013

- October 14th
- November 18th
- December 18th

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- No meeting in January or February
- March 17th
- April 14th
- No meeting in May
- June 9th
- July 14th
- Meet the Candidates – Date to be determined
- August 18th – Owner's Meeting/Election

New Business

- Dave Hall advised the Board that the Long Beach Township noise ordinance is no noise between 10pm and 7am and that the club quiet policy be amend to conform to the town ordinance. The Board agreed to amend the club policy
- In January 2012 local fisherman Jimmy Mears died in a tragic boat accident off the coast of New Jersey. The family is trying to raise money for a sculpture to be placed near the Barnegat Lighthouse in his memory and for all other fisherman. There is a website to donate and/or T-shirts to be purchased. For more information please visit the website
- <http://fishermensmemorial.wordpress.com> and/or Fishermen's Story Memorial Fund facebook page.

Meeting adjourned at 11:20 a.m.