

High Bar Harbor Yacht Club Condominium Association
Board Meeting Minutes
Sunday, December 16, 2012

Board Members

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

Employees

Mark Hazley	Present
Stacy Bernstein	Present

Board Meeting called to order at 11:10 a.m.

Post Sandy Reconstruction – Mark Hazley

- There were aluminum breaks on the docks, broken power posts, pile guides
- Spoke with Technomarine about damage to C-dock and finger pier. Ordered new 40-ft section of dock and finger pier. Should be here in 4 to 7 weeks.
- Will be taking off the finger piers on C-dock prior to new dock installation then we will be able to reinstall the finger piers and new dock.
- Pump-out System has water damage. Spoke to Elias Environmental and ordered two (2) new units.
- Greenwood Tree service was here to cut down and remove tree from the south west corner of the property.
- Ordered and used a 20-yard dumpster from Waste Management for debris clean-up.
- Precision Fence repaired fence on the south property line. Will be back to repair fence around the pool area.
- Alan's Electric repairs north switch panel (parts only, breaker box, cable & breakers for D & E docks)
- Atlantic City Electric and Long Beach Township came to inspect and re-energize north electric
- There is no power on C-D-E docks. C-dock was shut off due to damage transformer.
- Gangway ramps to F-dock and South docks are here and installed as of 12.14.12
- BRM Electric repaired blower motor that was damaged from flood
- Miscellaneous supplies for repairs from Taylor Rental, Lowe's and Home Depot
- Internal labor from Juan and Ruben \$800.800 (hours are being kept for insurance records) not including Raul and Mark.
- Lummino Plumbing turned on the gas
- Marine Lumber (floats, treated lumber, new electric shed D-dock)
- We have currently paid out approximately \$60,000 for repairs. Our estimated repairs are \$120K. Will speak with insurance about a higher estimated due to unknown repairs during winter/spring months.

High Bar Harbor Yacht Club Condominium Association
Board Meeting Minutes
Sunday, December 16, 2012

- There was a lot of cooper and cable which we gave to a scrap company gave us \$500.00 which has been deposited into BOA. There is still more aluminum and cooper.
- Bridge repair is estimated at \$4500.00
- Replace property and dock signs from AFA signs
- Replace freezers due to flood damage
- Waiting on invoices from Alan's Electric and TK Marine
- Insulation under the building had some water. Board agreed to hire professional to seal and protect building from mold.
- AC units were checked and okay.
- Mark to stay in contact with insurance regarding paperwork and reimbursement.
- Bridge repair will be the same set-up with two (2) additional pilings to give more stability. Electric will be underwater. Ramps on the bridge are okay and will be reinstalled.
- Comcast has completed repairs prior to Sandy. Will be back to re-evaluate damage on docks and repairs.
- Ice eaters all work but one and will be installed
- D-dock wood resurfacing in progress
- Replaced three (3) floats under D & E electric breaker panel
- Painted lower level bathrooms in clubhouse
- Replaced three (3) parking lot lights bulbs.

Budget 2013 – Alex Millerand

- Distributed rough report to Board Members to review and question. Will clean up numbers
- Insurance premiums will go up in 2013
- Will have meeting on **January 13, 2013** meeting with a DRAFT BUDGET 2013.
- Budget will not be available to owners until February 2013 due to Hurricane Sandy repairs.

Meeting adjourned at 1:10pm

**Save the Date ~ Board Meeting on Sunday,
January 13, 2013 at 11:00 a.m.**