

High Bar Harbor Yacht Club Condominium Association
Board Meeting
Sunday, July 14, 2013

Board Members

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

Employees

Mark Hazley	Present
Stacy Bernstein	Present

Board Meeting called to order at 8:20 a.m.

Marina Manager (Mark Hazley)

- Pool chemicals filter house replaced in pool heater due to age
- Request from owner regarding bridge ramp to extend especially difficult to walk over during high tide, \$7400 to replace same length as gangway ramp on F-dock non-skid. Board decided to leave it the way it is until time to replace due to age of bridge (7-10 years)
- Request from owner who rents their slip to tenant to be allowed to use the pool and/or purchase pool badges. Board said no to use of the pool if you rent out your boat slip.
- EMP Industries \$2900 reimbursement
- Comcast would not let us out of our bulk account. Our lease expires in February 2015
- Installed new lock on the lower level clubhouse door – same code
- Estimate on pump-out from system to street (vented/gases – smell)
- Electric issues: E-dock age/corrosion at junction box to be done by Alan's Electric.
- Mark would like to give Alan's Electric a \$100 gift card for his quick response to work and emergencies at HBHYC. Board approved (5 to 0)

Office Manager (Stacy Bernstein)

- 3Q2013 Condo Fee invoices were e-mailed on June 17th and due August 1st
- Current AR @ \$1,886.70 (3-owners)
- 26 boat slips active for sale
- Boat slip K-04 sold in June @ \$54K
- Boat slip H-14 sold in June @ \$38K
- 51 boat slips are rented via HBHYC
- 14 boat slips are rented privately
- Slip Agreement will be out in October for owner to sign and return
- Mercy Home Fishing Tournament – August 3rd

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Election Plans

- Election Letter to go out to the owners
- Meet the Candidates August 11th
- Owner's Meeting/ Election August 18th
- Reminder that we need to meet the required number of votes for the election to count.
Please vote!

Budget Review

- Insurance reimbursement \$130K
- Income from scrap metal and pump-out reimbursement \$4200

Rate Increase

- Review before the 4th quarter condo fee billing
- Ed Meline reminded the Board that you are not able to change budget without the approval of the owners.
- Alex and Ed to prepare a schedule for Capital Budget and 20-year projects
- Currently have \$160K in Bank of American and \$500K in Citizen's bank

Wireless Internet

- Upgrade with the help of Steve Dodds to replace hardware and support our needs
- Mark and Raul to help with the equipment set-up and wires

Acceptance of Minute

- DH to review.
- Bruce and Meg approve.

Meeting adjourned