

High Bar Harbor Yacht Club Condominium Association
Minutes of Board of Trustees Meeting
June 18, 2017

Treasurer's Report

- Currently within \$200 of budget
- Transients slip rentals down but lease management has increased.
- Insurance has been negotiated to a lower rate. 6 companies. \$3MM coverage. Saved \$20K in marine insurance.
- Some additional expenses this year will offset savings.
- Being audited by IRS for tax year 2014, before current treasurer took over. There will be extra fees that were not budgeted. The fees to address this issue are not currently known. The IRS has asked for an office to work on location. The audit may take place at the Mercadian offices.
- Fire inspection this year revealed some upgrades and some remediation that will result in unplanned expenses
- Jay -- Review dockhand salaries.

Marina Manager's Report

- Finger Pier resurface complete On K,J,D,E docks
- Replaced all attaching hardware from main dock to finger piers at D,K & J docks
- Replaced 3 pile guides that were severely corroded
- Replaced main electric line from bulkhead to "F" dock due to shorted cable.
- Completed last 2 lower outside deck restroom renovations
- Added 2 additional bicycle racks
- Restriped parking lot
- Power washed & stained lower deck
- All Pump-out machines (4) have been serviced for preventative maintenance
- Installed a compressor & air hose at the shed, south parking lot (car & bike tires – tubes)
- Painted Clubhouse Ceiling
- Ocean County Fire Marshall inspected property and we will need to update & repair systems to code. Working on estimates for areas of concern.
- "E" dock electric repair at slip E-03 – shorted cables. Alan's Electric
- Slip sales / new owners
 - 60' E-02 / Anthony Alves
 - 60' E-07 / Ron Bjorklund
 - 40' C-01 / David & Kristen Farfalla
 - 40' D-15 / Sharon & Greg Pulz
 - 35' F-13 / Julian & Lisa Freeman
 - 35' A-10 / William Halperin
 - 35' H-02 / John Hamberger

- Installed new water fountain in common area
- Working on following estimates / contacts:
 - Clubhouse roof
 - Pump-out plumbing to street main
 - Dredging and trucking material removal
- Dave Hall commented: need to start application process NOW for dredging permits

Delinquencies and Collections

- 3 collection notices were sent regarding accounts in arrears. Attorney's fees will be paid by the delinquent owners
- Board will look into a process for filing a lien on slips with delinquent fees in the future

Other

- Reimbursement obtained by marina manager for \$2500 from State of NJ for Pump-out Services
- Social activities -- seeking volunteers to promote social activities.
- Herb garden is available to any HBHYC member to use. The planters are located on the south wall at the edge of the parking lot near the sheds

Discussion of Capital Project Voting

- Board is seeking advice of our condo lawyer regarding (a) interpretation of current by-laws and (b) common practice among other similar associations

[End]