



35 Sunset Blvd.  
Long Beach Township, NJ 08008  
609-494-8801

**HBHYC Monthly Meeting Minutes**  
9:30 am on 3/14/2026

Board member present: Dave Hall, Rich Ericsson, Bob Campbell, and Pete Snieckus  
Marina Manager, Justin Pimm participated by phone.  
Owners in attendance were Bob Mitule and Allen Stewart

**Manager's Report**

- K dock replacement nearly complete. Main walkway and finger piers are in place. Plumbing and electric to be completed shortly.
- The plumbing to the fire suppression system suffered a major leak and has been repaired. A small portion of the blacktop was removed to effect the repair and will be replaced in the coming week.
- Summer staffing is complete

**Docks and Bulkheads**

- The original K dock has either been given away or has been scrapped
- Determining the responsible party for damage to occupied slips was discussed at length. We hope to determine if an owner or the club is financially responsible for repair costs. Additionally, under what situations would the any determination be made. It was agreed additional information was required before a decision can be agreed.

**Finance**

- HOA increases began Jan 1 in support of increased operating expenses and capital contributions.
- Our focus remains rebuilding Capital funds in order to begin new projects or effect major repairs
- Mercadians' (accountant) performance was discussed. Bob Campbell will arrange a meeting with Senior partners to explore alternatives to improve performance.

**Social**

- Three candidates have volunteered to run the social committee this season. Pete Snieckus will meet with the team to agree next steps.

**Other Business**

- Our insurance claim for the repair of the fire suppression was denied. Dave Hall will contact the broker and/or insurance company to appeal this decision,
- NJ recently passed a Senate bill that better protects Condo/Apartment dwellings. This bill requires a Structural Integrity Engineering study be performed which outlines the future capital demands and maintenance schedules. Although we are a condominium association, it is unclear if we fall subject to this requirement as we are not a dwelling. Further work and discussion are needed.
- Bob Campbell would like to explore renting our clubhouse, during the off season, to raise additional monies earmarked for our capital fund. Bob will be contacting other marinas that rent in the off season to better understand the benefits and pitfalls.