

Mariners' Marina Board Meeting --1Q20

Board Meeting Minutes

Saturday March 7, 2020

Thom called the annual and board meetings to order at 9:00am. All Board members Thom Jungels, Steve Diaz and Patricia Jungels were present. Owners Richard Marciniak and STS Marina were present. This total represented 53% of the owners so a quorum was present (20% required for quorum).

Thom called for and received unanimous Board approval of the 2019 annual meeting board minutes.

1. 2019 accomplishments -Old business: Thom reviewed some of the 2019 accomplishments including the November 2019 annual meeting vote to remove the transient dock signs and availability.
 - a. MMCA financials: review actual 2019 expenditures versus budget and 2019 roll-over to 2020
 - b. Dues collection is in process.
 - c. 2020 Board goals: ongoing harbor maintenance, dock signs and other initiatives including removing of transient slips and replacing w/ small jet ski slips offered to 2020 slip users only.
2. New business:
 - a. MMCA Insurance renewed
 - b. Power washing of docks in 2020 as needed.
 - c. Address winter damage to docks including water lines and replace some floats.
 - d. Ongoing harbor work: 2020
 - e. The Board has ordered a new circulator for the harbor entrance. This will require electrical work at the entrance light pole. A new circulator cage and concrete skid will be required. It will need to build hangers to mount to docks where possible for easy placement and removal as currently on A and J docks.
 - f. Marina Wi-Fi: Needs for 2020 in planning stage. Looking at available ATT, satellite and Kraus services.
 - g. Board decided to work on east lot and road including regrading and additional gravel
 - h. Dock high current electricity fees will be the same for 2020 since the expenditures covered the 2019 electrical needs
 - i. Owner, Richard Marciniak brought up past concerns about electrical needs and charges. He wants to put a meter on his pedestal as he thinks cost does not reflect the use. The MMCA ownership of the pedestals was discussed as well as the high cost of meters and meter management. The Board's position stated clearly the current practice and policy of the electrical fees will continue as the way to fairly manage the service. He questioned the capital fund yearly owner contribution. The board discussed the reasons, history and usage of the capital fund monies. Used in the recent past for significant flood damage to docks, cleaning of the harbor and road maintenance and improvement. The reason for the yearly fee is so that if damage or significant improvements are needed owners do not receive an unexpected bill. The capital fund is a way to spread the cost over time to accommodate those needs. The capital fund is kept at the level of 5000.00.
3. The remaining 2020 Board Meeting Schedule will be: 2Q May 23rd, 3Q September 5th, and Annual Meeting on November 7th. All meetings will be held on Saturday in the Clubhouse beginning at 9:00am
4. The Board voted to unanimously to adjourn the meeting at 10:am.