

Sea Winds Boat Owners Association
Annual Meeting and Election
January 19, 2023
6:00 pm

Location: Zoom

Board Members Present: Al Hreha
Drew Marchetti
Gary Belardo

Management Present: Shea Stehle

The following is a summary of the motions and points of discussion at the January 19, 2023 Annual Meeting and Election for Sea Winds Boat Owners Association.

Al Hreha called the meeting to order at 6:03 pm. Roll call was performed and all members of the Board were present.

Al presented and read the minutes from the 2023 meeting. A motion was made to approve those minutes.

Motion: Al Hreha Second: Gary Belardo

Motion carried all in favor.

Old Business

Al reviewed the information regarding the B1 slip transfer from Mr. Segal to Sue Kyle. Sue Kyle has paid dues on the slip since the purchase.

A motion was made to acknowledge ownership of slip B1 to the Marchetti Trust.

Motion: Al Hreha Second: Gary Belardo

Motion carried all in favor.

Al discussed the audit. He advised there were no findings in the 2022 audit. There was an excess of \$5,150 in operating.

A motion was made to transfer excess funds to 2022 for tax year assessments.

Motion: Al Hreha Second: Gary Belardo

Motion carried all in favor

Election

Shea Stehle of AANJ announced she would be counting the votes for this evening's election.

She signed provided proof of notice to the homeowners and signed the affidavit of Judges.

Shea explained that due to Radburn, the votes needed to be opened and tallied in open session. Shea opened each outer envelope and separated it from the inner envelope. Each ballot was then removed from the inner envelope and tallied.

The vote count is as follows:

Gary Belardo- 16

Drew Marchetti- 15

Write In: Mike Roth- 1

Gary and Drew were reelected to the Board, each for a 2 year term.

2023 Budget

Al reviewed the 2023 slip fees. 2023 is the first time in 8 years that the Association is increasing the maintenance fees.

He advised there was an increase in the budget, which is mainly due to 3% increase in Insurance and Management Fees. Also the cost to power wash the docks twice per year was added. Additional improvements like replacing piling caps, and repairing deterioration on vinyl fencing, will be paid out of capital reserves.

They are also currently waiting on the State for a potential reduction in the Riparian fees.

A motion was made to approve the budget with an increase of 3.9%.

Motion: Al Hreha Second: Gary Belardo

Motion carried all in favor.

Dock Update

Al provided an update on the dock renovation. The docks have been built and installed. They are awaiting the electric pedestals which shipped on January 16th. They should be installed by February. Dock boxes will be installed in the spring before boating season begins.

Al reviewed the dock renovation budget.

- The docks are paid in full
- \$50,000 is owed to the electrician; Gary Belardo was able to save the Association \$7,200 in electrical supplies

Overall- the project is coming in on budget.

AI provided an overview on what the “out of scope” costs which were absorbed by contingency cost: \$7,000 was spent on wood replacement on the walkway due to rot. \$4,000 was spent to have the outer pilings moved. \$2,995 was spent in the purchase of kayak racks and installation.

New Business

AI asked the owners if they would want to rent the kayak slips to “non-owners” as it may generate additional income for the Association. Several owners seemed to agree that it would be a good idea.

Meeting adjourned at 6:50pm

Q&A