

## Northport Condominium Marina Association

Saturday, August 30<sup>th</sup>, 2025 10am Au Gres Inn

Roll Call: Called to order by Bob Neymeiyer at 10am. The following officers were in attendance: Bob Neymeiyer (President), Rod Grusecki (Vice President), Denny Klein (Assistant Treasurer), April Valley (Secretary). Absent: Mike Mathie (Trustee), Mark Woltanski (Treasurer)

### Pledge of Allegiance

Neymeiyer: We received notification that Mike Mathie resigned as of yesterday. We are looking for someone to take over his Trustee term. Our treasurer, Mark Woltanski, had a family commitment, so Denny Klein is standing in for him today.

Approval of May 31<sup>st</sup>, 2025 Spring meeting minutes: Burzynski (J67) makes a motion to approve, Davis (H226) seconds. All approve, motion passes.

### Treasurer's Report: See Handout

Klein-10/24/2024- 8/22/25

Marina Main Acct: \$284,790.71, Expenses: \$86,200.87

The financial statement matches the Bank statement. Boat Ramp proceeds now under the Gas Dock. We upgraded the Accounting System and Internet. We filed an extension for the income tax filing. We did a transfer of \$17,000 to the Gas Dock to buy fuel. That will be repaid at the end of season.

### Marina Updates:

Neymeiyer- Grusecki has been working on dock plaques. They will be replaced as needed. We have a contractor to fix the broken/missing poles in the marina. It's a spring or fall job so the marina isn't blocked off during the summer. Bad boards have been replaced all over, mostly by Jack Long. Huge thanks to Jack for all his help at the Marina. The Gas Dock sold 1,000 gallons more gas this year. We sold \$55,000 of fuel. The Gas Dock will not need any money next spring to start up. Oscar W Larson oversees the Gas Dock as a Class B operator to make sure everything is done right.

We started selling ice and bait. The ice was a success, the bait we are still deciding. Any ice leftover, they will take it back at the end of the season. Long- We were overpriced on the bait. When we dropped the price to \$4, we sold more.

Neymeiyer-Daily ramp passes dropped to \$10. We thought people would be more likely to have a \$10 on them. Seems like people are paying better. The Ramp proceeds go into the Gas Dock, but at the end of the year the Gas Dock pays the employees that run it. We have 6500 gallons in the tank. Next year we will have to change to marine grade hoses. Since we have to anyway, we'll get the retractable hoses.

Some things we are still working on are the Gas Dock which is sinking. We have a contractor on board. Pump #1 has an issue, which is a violation. Hoping to get the part to fix it. The J Channel wall is split. The

weld broke and is pushing out. We have a welder coming to fix it. Burzynski (J67)- There's a submerged pipe by my slip. Do we need to let you know? Neymeiyer- Grusecki has been inventorying the marina. Grusecki- The contractor has the equipment to handle the updates. Neymeiyer- If a pole is straight, but just broken, we will put a pole over it. Long-Every spring and fall, we take pics of every slip. Neymeiyer- Bylaws say members are responsible for this, but we are taking a different approach. If its in the ground, the marina will take care of it. We have to update our Bylaws. According to our Bylaws, we can't have dock boxes, but our board has approved them. We have had members asking and we have found a company and members would have to buy them from us. These hang over the water. Muth (E153)- If a storm made waves, my pontoon would need room to move under the dock box. Neymeiyer-Yes, we need to do one to try it first. Also, this wouldn't be for J Channel. There's a lot going on at in J Channel that hasn't been approved.

#### New Business:

Neymeiyer- We have to vote each year on opting out of an official audit. In my opinion, our new treasurer went over everything and there were no issues. We keep good records. Stamper (I258)- When has an audit ever been done? How many slips does the marina own and what income do they generate? Neymeiyer- the Marina owns 13 slips and we will be getting more from delinquent owners. Our new attorney, Greg Mair, is working on that. Klein-On the financial handout is says \$13,600 including commissions. Neymeiyer- Some slip owners live in other states and inherited their slips. They haven't paid dues in years. Grusecki-they pay taxes but not dues. Fox (E150)- Do you want to rent out by the month? Neymeiyer- Or the week or season. If we are set up for transient rentals, we can get grants. Still checking this out.

Klein(C197)-I make a motion we opt out of an Audit. Burzynski (J67)-I second the motion. All in favor, none opposed. Motion passes.

#### Elections:

Neymeiyer-Grusecki and Valley are up for election. Any other nominations? None.

Klein (C197)-I make a motion that Rod Grusecki and April Valley be elected. All in favor, none opposed. Motion passes.

Neymeiyer-We are looking for a trustee to take over Mike Mathie's position. Ask around. I make a motion to accept Mathie's resignation. Grusecki seconds, all agree. Motion passes.

Neymeiyer-As far as dredging, Grusecki is on top of that. A dredging would be @\$300,000. We must have a navigable channel to be a harbor of refuge. We are looking at spraying the rock walls, but the contractor can't touch the wall by the Campground, he says we don't own it. We have to prove ownership first. Klein (C1897)- Look at the Bottom Land Lease.

#### Bath Houses:

Neymeiyer-We had a freeze up. It was winterized, but the Gas Station construction workers turned something on. This winter everything will be disconnected. We are updating the bathrooms. Grusecki-We

had 12 leaks. Member asks-What if the new owner won't let us in? Answer- We have legal access. This was decided in court.

#### Fish Cleaning Station:

McKone (D123)- The Fish Cleaning Station was a mess last Friday. Neymeiyer- We have to have the Fish Cleaning Station as part of dues, but we don't have to have a cooler for the fish guts. Members could be responsible for taking their guts home. It's a convenience, not a requirement of the marina. Members need to police it. Pass the work around. Also, we installed new lighting and exhaust fan. Fox (E150)-Is it open to anyone? Answer- members only. Walton(F181)-Can we get grinders or augers? Answer- We need 3 phase power and we have 1 phase. Grusecki- The quote to move to the Red Barn was \$92,000 for just a new table and machine, not everything else. Neymeiyer- Our only option is pump and dump system.

Fluder (D128)- The walkways to the piers, could we cement them instead of replacing boards from mower damage and nails popping up all the time? Grusecki- The ramps to the piers move side to side. We would have to figure that out. Neymeiyer- That would be a long term savings. Burzynski (J67)- If we were a harbor of refuge, would we get help for dredging? Grusecki- We don't own the channel; we lease it from the State.

Neymeiyer makes motion to adjourn, Burzynski (J67) seconds. Motion passes, meeting adjourned at 11.15am.

Submitted by April Valley, Secretary