

## NORTHPORT CONDOMINIUM MARINA ASSOCIATION BOARD OF DIRECTORS MEETING

Friday, April 4, 2025 10:00 AM

Location: Au Gres Canvas

**Roll Call:** Board Members present: Mike Mathie (President), Mark Woltanski (Treasurer), Rod Grusecki (Trustee) and April Valley (Secretary). Excused: Bob Neymeiyer (Vice President)

Approve the Agenda: Grusecki makes motion, Woltanski seconds. All approve, motion passes.

Approve of December minutes: Incomplete

Correspondence: Grusecki and Valley distributed

Woltanski- Treasurer's Report: @\$215,000 in the main account. Have paid treatment bills, stamps, Consumers, and water bills. Bought color laser printer from previously approved budget to do the brochures and mailings. Will talk to the Accountant about adding the Gas Dock as a separate business to QB. Accountant filed an extension for our tax return, so I will be working with him on that. Mathie-What delinquent accounts do we have? Answer: @10. Mathie- Give me copies to talk to the lawyer about and get dock ownership.

Valley- Insurance: See Handouts. We have a few options. Stay with A/O As Is. No mention of Boat Ramp, Gas Dock, or Fish Cleaning station in policy. Very general. Could switch to a local agent and update coverage. Farm Bureau is \$200 more for same coverage and won't do W/C in our situation. Harbor Risk@ TCI has same coverage plus pollution for a little bit more or can cover the Ramp, Gas Dock, and FC station for @\$3500. Would recommend staying with present W/C company. Mathie- What is the cost to update the A/O coverage with Walkers? Answer-They have to be our agent before they can quote prices because it's the same carrier. Mathie- If we had an issue now, it would be pretty easy for A/O to say that isn't covered because it's so general. A local agent would be better also if we had a problem. Grusecki makes motion to switch A/O agent to Walkers Agency and pursue updated coverage, Woltanski seconds. Motion passes. Valley will complete.

Valley- Regarding the water meter usage, Sims Twp Water Dept will check 1<sup>st</sup> location meter next week. They will also replace old meter at 2<sup>nd</sup> location this spring/summer.

Mathie- Woltanski, please ask Northport Marine when the buoys are going out. Valley, please order porta jons and start up the internet to the Gas Dock.

Neymeiyer- Getting fuel by the end of the month. Price was dropping throughout the winter. Buoys need a lot of maintenance. Northport Marine will blast them for \$500 and Grusecki and I will handle welding and repairing them. Took the lights apart, will polish the lenses and put new batteries in. Woltanski makes a motion to pay \$500 for blasting the 2 buoys, Grusecki seconds. All approve, motion passes.

Mathie- Delinquent accounts need to be addressed. We need to meet with the lawyer on this. If we go through Small Claims Court and get a judgment, can we foreclose on them? We also need to talk to him about our easement at the General Store with the new owners. Neymeiyer: I will get you the lawyer's contact information.

Neymeiyer- I would like to open the Gas Dock ASAP. Mathie: We need to give Woltanski time to set up QuickBooks and a Square machine. Woltanski: I can work on that this month.

Mathie- I would prefer to have a full time employee at the Gas Dock. They could help with a lot of things and we'd be open more hours. Neymeiyer: We could use Gusto for employee bookkeeping. It's really easy. Neymeiyer: I will put a job posting on FB. Woltanski: The \$26,000 discrepancy from the QuickBooks set up is from transactions not converting over. I have located all but \$1,600 and I will keep working on it. Mathie: Who should buy the second Square machine? Last time Melissa did it, but it made moving account management to Denny Klein hard. Woltanski: I will get it.

Mathie- We have a lot of potholes. Grusecki: Neymeiyer and I will take care of that. Mathie: We have an account at Bernard's. I will check on grass seed for the area by the Gas Dock. If we get a couple picnic tables, members can use the

space. We have poles around the marina sticking up above the water that should be sleeved. There is PVC in the barn. There are a lot of broken poles that need to be fixed. Grusecki: Tom Lutz could probably do that. Valley: I will ask him.

Mathie- Should we get debit cards for the board members? Or petty cash? Some people want to be paid right away. Woltanski: I can set up a Petty Cash that will be left with Mathie. Grusecki makes a motion to approve setting up Petty Cash, Valley seconds. All approve, motion passes. Woltanski: If I'm not here, Valley can replenish it.

Mathie- Electric gates issues. The arms on the gate by the Gas Dock are too short. We need a sign that says, don't bring your boat through here, the sensor won't catch it. The gate by the Campground has a broken wire. We need to get this figured out. Grusecki: I will go down and see what's there.

Grusecki- Got copies of building and electrical permits. The address for the Red Barn is 3714 E Michigan. Found out that there is no 3 phase in the red building, so the equipment I was looking at will not work. There is not the correct service in the building, as the biggest motor for the existing voltage can only take up to a 2 horse power grinder, which is not large enough. Sims Twp now uses Area Code Enforcement/Gary Johnson for inspections. I will meet with Gary maybe next week and see what he says about underground tanks, venting, and water lines. I might talk to Kevin Lynch, North Coast and Piersons Plumbing about installation costs and see where we would be at. We would have to see if the waterlines to Piers A & B do come from the General Store meter pit. That would have to be moved. Mathie: Where are the keys for the fish cleaning station? Grusecki: I have one. I have an unpaid tax list from the Twp and I will compare it to our delinquent account list. Emailed Dennis Stanley about any sold slips lately. Checked out the Boat Ramp Box. Found money and water in it. Gave the money to Woltanski. I will build a new box next week.

Mathie- Sleepy Oaks decided not to dredge. Grusecki-Aquatic Dredging, who was supposed to do it, will be mobilizing at Tawas Harbor now for a 2 week project. We could see their operation. I found out Savin merged with Jones Lake Management. Mathie: Savin didn't seem very organized.

Neymeiyer- I will be ordering the spill kits and getting the storage shed for it.

Grusecki- Would like to use the Action Registry to keep track of jobs we each have. Valley could fill it out from the minutes and each meeting we see where things are at.

Mathie- Next meeting Thursday, May 15<sup>th</sup> at 4pm here.

Meeting adjourned 12.25pm

Complete Spring Meeting mailings to follow meeting

Submitted by April Valley, Secretary