

Northport Condo Marina Association Spring Meeting

Saturday, May 30, 2026 9.30am Sims Twp Hall

Roll Call: Meeting called to order at 9.36am. The following officers were present: The following officers were in attendance: Bob Neymeiyer (President), Rod Grusecki (Vice President), Mark Woltanski (Treasurer), April Valley (Secretary), Mike Walton (Trustee).

Pledge of Allegiance

New Members: Biederman (E-169), Devlin (C2-111), Kennedy (B73), Wilkinson (B74), Eagle (?)

Deceased Members: Bolle (E-169)

Proof of Meeting Notification: Davis (H-226)

Approval of Fall Meeting Minutes: Davis (H-226) motion to approve the fall meeting minutes, Messing (I-260) seconds. All approve, motion passes.

Neymeiyer: All communications will be posted on our website, northport-marina.net and also on Facebook.

Treasurers Report: Woltanski- Main account balance is \$200,658.52 as of 5/29/26. Doesn't include the current projects or opening up for the season. J channel account is \$7,603.13. The Gas Dock account has \$16,133.01. There are 2 reserve accounts for dredging. We are building up these accounts to avoid special assessments for the costs. We also have a cash reserve requirement by the State in case of emergency.

Neymeiyer: I am holding prices at \$5.20/gallon. We have a 10,000 gallon tank. Gas dock is fully open. Bathrooms are functional now. We are doing painting and new lighting. We don't know what's going on with the store. We do have access. We have easement to the 2 bathrooms and fish cleaning station. We are responsible for it and maintain it. Ownership was decided in court. We will watch and see how the relationship goes with the new owner. Previously the pipes froze last year. We figure one of the workers turned the water on. Rod and I disconnected our meter to avoid that this time. The township did shut off water to our area and the store. Set up is 2 meters and 1 shut off. Store didn't get their bills and so our water was shut off too. Straightened out now. We need our own water supply and outdoor breaker box separate from the store.

Grusecki: Did a marina basin/J channel survey to make a scope of 130 things to be addressed. Contacted 3 companies to do the work. Went with Ben Preim. He was supposed to start 2 weeks earlier but was behind on his last job. I called around on buying the pipe directly to save money. The first 6ft of decking at the Gas dock has been dropping. Most pipe is drilled 5ft or so. At the Gas Dock we drilled 14ft. Basin pipe is 10ft. Right now they are doing C, D, E. Please move your boat for the next week. J channel will be in a few days too. Planned to be done by Memorial weekend but the late start and weather issues changed that. Jack Long has been doing the thru bolts, so Preim doesn't have to do that. We are putting 4.5" pipe over 3.5" for the broken pipes. We will be adding brackets to eliminate stabilizer bars that have to be installed and removed each spring/fall. These brackets would stay on.

Neymeiyer: In J Channel, we will straighten pipes and pipes in for dock safety. J channel funds aren't used for this. This is a marina wide project. Someone will be coming to weld another split on the J channel wall. Sheet piling is rotting away. We are hoping to come up with a fix and avoid shutting J channel for a year to fix all the rotted sheet piling. Not so much at the beach side. A big job coming up. Not this year, probably not next year either, but something has to be done.

Grusecki: Lakefront Solutions will spray weeds but not until the barge leaves. They need the water to be clear, not murky.

Neymeiyer: We will spray the entire break water. Couldn't do last year because it wasn't listed on Arenac County GIS that we owned it. That's corrected now. The marina and the breakwaters will be sprayed. The head buoys leaked. Welder coming in to fix them.

Here are the dock boxes that people have asked about. Old school dock boxes are not allowed at our marina. This hangs over the water. This is for the main basin but we are looking at J channel. Greg Easterle is helping us make a bracket. Has to be high enough for a pontoon tube to fit under it. Should be mounted the same so its consistent around the marina. Member: If slips on 1 side of a pier have several and none on the other side, will it make the pier dip? Neymeiyer: It shouldn't. They are attached to the fingerdock and the pier. Cost @\$525 plus cost of bracket when we get that figured out. Member: What happens in the winter? Neymeiyer: Easy to remove, but might not have to. Leaving them should be okay. They aren't in the water. We have only approved the dock box to try it.

Member: How big a boat fits in the slips? Max length? Neymeiyer: It depends on the slip. I think they are 25 and 30ft max. J channel 36ft, I think. We don't police boats sticking out until people complain.

Keenan (J-37): Can we put a slab in to wash boats in the fall? By the red garage. Neymeiyer: We'll get prices and discuss it.

Member: How deep is the channel? Grusecki-Last year was 2.5ft in the middle. Now its 4.5ft in the middle, 3ft in one spot.

Member: Can you put 2 MC # in one slip? 2 Jet Skis? Neymeiyer: Don't encroach on your neighbor and no problem.

Osaski (J71): J channel drive in needs a ditch. With the rains this spring, it really floods

Member: Do you have a builder for docks? Grusecki: Chris Houghtling and Dennis Spears. Preim builds a different type of float system vs our plastic system.

Member: Do we put pvc over our pipe or is the marina? Neymeiyer: You do. Put a top on it and put a pole over the top.

Grusecki: Future dredging should be wider. I know a guy who uses sonar to map out the basin to figure materials to be taken out. Then after the dredging, the boat does it again to check the right amount of material was taken out. Worth paying for a third party to check it and show exactly what's been done. @\$2,000.

Neymeiyer: Our next dredging will probably be upwards of \$300,000.

Keenan (J-37): You changing the J channel boards? Neymeiyer: The Bylaws say the slip owner is responsible, but the marina has been changing 1 or 2. If there's more, we have to charge. Dock owners are responsible for individual dockways. Keenan (J-37): The boardwalk? Neymeiyer: Yes, we are fixing those.

Neymeiyer: Going after non paying slip owners. Our attorney is sending out collection letters to try to get payment or the slip turned over to the marina. If you haven't paid in 4 or 5 years, you'll hear from us.

Bolton (I-249): I'm on a dock with no water or electric. Does everyone have to do that to bring it in? Neymeiyer: Yes, if enough people want it.

Neymeiyer: No trailers in the South Basin. Only trailer parking from the Red Barn to the fence, the one side only. Park them close. Make sure they are tagged or they will be moved outside the fence. The trailer box with tags is by the Red Barn. First come first serve. If you pull your trailer out and someone takes your spot, you're out of luck.

Meeting adjourned at 11am

Submitted by April Valley, Secretary