

# NORTHPORT CONDOMINIUM MARINA ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, May 20<sup>th</sup> 4pm Location: Au Gres Canvas

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

Correspondence: Mathie: passed out lawn care and power washing bids to Board members. Valley gave Woltanski Invoices from the Campground and Boat Ramp Proceeds before the meeting.

Approval of April meeting minutes: Neymeiyer makes a motion to approve, Grusecki seconds. Motion passes.

Spring meeting preparation: Hand out given on Spring meeting covered topics. We will set up Friday @3pm.

Mathie will get donuts. KJ will turn the coffee pot on for us. Neymeiyer has wireless microphone and speakers. Woltanski has a projector to do financials.

Mathie: Ned from the Campground asked why we quit patching the driveways. He wants to get a survey of where our properties meet. I will get a price and have Ned get a price. See how much it costs before we agree to it. Grusecki- that's a drainage spot now. It really needs to be built up so it drains where it should.

Neymeiyer: Members want a discount on gas. Because we have to charge the non-members the 3.5% credit card fee, would like to waive that for members. All agree. Spill response shed up. Jack is still working on the base. There will be room for storage inside. Buoys are done. Horton will be putting them in soon. Breakwall lighting coming, very heavy duty. Gas dock hours will be Tuesday, Thursday, and weekends 6am-3pm. When Michelle is up to speed, we will overlap staffing and work 6-6pm. Jack has been moving files over to the new computer. Woltanski-it looks like QB shows what's in the bank. Do we want that? Neymeiyer-Jack makes deposits only. He has no permissions. We have oil, fuel stabilizers, etc. stocked. I'll bring samples to the Spring meeting. No food/snacks yet, but we're going to try it. Mathie-do we want worms? Neymeiyer-we would need a fridge. Everyone is on Gusto payroll as of today. It handles everything for us. Michelle will be a regular part-time temporary employee, Jack wants to be a contractor.

Neymeiyer: Hang tags. I understood the hang tags were for members launching their boats to identify that they didn't have to pay. I didn't know there needed to be tags for member's guests also. Mathie- were supposed to be for all over so we know who is there. Neymeiyer-I am against tags for anything other than the ramp. Mathie-then why have any tags or gates if we aren't going to keep track of who is there?

Motion that the member hang tags are for ramp use for identification only. Grusecki and Valley second the motion. Motion passes 3-2.

Warning letters on windshields: Valley-wording is very aggressive. Not a good atmosphere. Grusecki makes motion to change wording. Neymeiyer seconds. Motion passes 4-1.

Neymeiyer-we should look at changing the gate codes yearly, but it's too late this year. Can we get t-shirts for the Gas Dock workers so people know they do work here? Mathie- last year Jack's wife was collecting ramp fees but no one knew who she was. Valley- I'll get some made.

No water at the Fish Cleaning station/Bathrooms. We need permission from the new owner. Grusecki-talked to Dennis Stanley. He doesn't have it but is trying to get it. Mathie-I'll see if I can get it.

Neymeiyer- Getting negative comments on the grass cutting. North Coast isn't doing the same job we had done previously. Going forward, we will have a map showing what's to be done and take blind bids.

Grusecki-we should have a scope of service and discuss it. The power washing was done, but the scope of work wasn't the same. Tuttle said the Gas Dock wasn't included. Neymeiyer- Going forward, we will get all bids in writing and look at them as a Board. Compare same scope of work only. Grusecki-we need to revisit this next year. Invite Lake Huron Landscaping to bid. Mathie-I will ask North Coast for prices for power washing the Ramp, J Channel, and the Fingers.

Mathie-Grass seed was \$1,900 and probably won't grow. We would need 2" of topsoil which is \$10,000.

Neymeiyer-we could put a couple tables there and see if members use the area first. Mathie-I looked at the J Channel tables. They are composite @\$1,600 each. Mathie- If we see a broken board on a finger do we fix it? Neymeiyer-if they came to Jack, he probably would. Let's get prices first.

#### Woltanski- Treasurer's Report:

We have \$245,144 in the main account, \$12,471 in J Channel acct, CDs-\$101,372, additional \$54,621 deposited today, and Northport Station has \$13,391. Bills to be paid are: Consumers, Campground bills for J Channel, Bernards, Dumpster, Sewer, Inland, Midland Steel, Spectrum, and Gas bill.

Valley: Insurance-switching A/O agents isn't recommended now. Our policy was written incorrectly (no mention of gas dock, boat ramp, or fish cleaning station) and has never had an audit or review. It will be red flagged when we switch agents, resulting in much higher premiums. The recommendation was to leave present policy in place with the argument that A/O never reviewed policy or wrote correctly until we receive other policy quotes and then reevaluate. Walkers is working on quotes still. Regarding passing out member hang tags next year, I think it would be easier to send them with the Dues invoices. Few members don't pay and it would simplify things. Could we offer dues and slip rental payments on Square? If the people paid the credit card fee? Would be a convenience for a lot of people. Wolanski-we'll see how many people ask.

Grusecki- per Nicole King @EGLE we would need to find a location for the remaining 500 yds we can dredge. Permit needs to be in organization's name, not individual. Current permit runs through July 1<sup>st</sup>, 2027. Per Gary Johnson @Area Code Enforcement everything for the new Fish Cleaning Station would go through his office instead of Arenac County for permits previously issued by the County. The Health Dept is a separate entity and may have the need for more details. No drawings needed. Plumbing might require an exhaust fan for venting. Call it a seasonal operation. We need to give a scope of service to figure out

the costs. Woltanski-do we have to have a fish cleaning station? Mathie-It's listed as a property asset when people buy in.

Grusecki- Handouts given. 3 Options for coating the Docks:

#1-Pro Luxe @15,000 sq ft (not counting waste or J Channel or Osaski area) at \$242/5 gallons w/ 1500-2000 sq ft coverage. Would need to maintain periodically.

#2- Thompsons Water Seal water based \$95/1100 sq ft or oil based \$130/2400 sq ft. Would need to maintain periodically

#3 Power washing every few years. EGLE said no treatments or chemicals on the docks.

Woltanski-are we painting the poles in the marina? Neymeiyer-not sure paint would stick. Mathie- I will check on someone to fix the broken poles. Grusecki-got brackets and supports. Horton already installed 6 supports. A lot better than constantly welding together for the price. If we make a list of mandatory repairs needed, Horton can fit those repairs in. Parts are still coming in. I will walk around and see what needs done. We need someone to do some of the simple stuff this summer, maybe a couple weeks. Neymeiyer-maybe could be another person to help at the Gas Dock too.

Meeting adjourned 7pm

Submitted by April Valley, Secretary