

Northport Condo Marina Association Annual Fall Meeting

August 29, 2026 10am Edmond's Inn

Meeting called to order at 10.07am

Pledge of Allegiance

Roll call: Bob Neymeiyer, President; Rod Grusecki, Vice President; Mark Woltanski, Treasurer; April Valley, Secretary. Absent: Mike Walton, Trustee

Neymeiyer: Woltanski, Walton, and myself are up for election today. We will also talk about the dock work done this summer.

Approval of May 30, 2026 Spring Meeting minutes: Neymeiyer (B-66): makes motion to approve the meeting minutes, Klein (C1-97) seconds. All approve, motion passes.

Old Business

Treasurer's Report: See handout

Main Marina Account-\$194,064.03

J Channel Account- \$7,760.13

Gas Dock Account- \$21,324.01

Dredging Reserve- \$208,757.59

Cash Reserve- \$50,000.00

Woltanski: There was an existing \$100,000 CD and more available money and what we've gotten from dues, so we have a second CD now. We shouldn't have to do any dredging assessments if we keep going.

Neymeiyer: Last year we spent \$3,300 on the bath house due to frozen pipes. Did updates on signs and the website. This year Rod Grusecki took on the pole project to fix broken poles in the marina. He was there every day and deserves our thanks. We purchased a truck for the marina. For hauling boards and supplies and fish guts. Klein (C1-97): How many docks does the marina own now? Neymeiyer: 16. The pole project is done. We have weeds because of the late treatment due to the pole project. Next year will be better. Replaced the hoses at the marina with marine grade hoses and reels. We got a quote for \$9,000 but we did it ourselves for a lot less. Jack Long has done a lot of work with dock repairs. We commend him. If its just 1 or 2 boards, just get ahold of Jack. By the Bylaws, it's members responsibility to maintain their docks, but we decided for 1 or 2 boards we will try to help. We're trying to fix stuff.

Grusecki: There are more poles that need to be replaced.

Neymeiyer: That's down the road. We have issues at J Channel to look at. We have sand washing out. The walls are giving out. We've done repairs twice this summer. Gas dock is doing well. Sold a lot of gas but we kept the prices lower. Poles got replaced. Last winter, the wall cracked and it wasn't safe. No problems at the boat ramp. Woltanski: Ramp deposits are rolled into the Gas dock now. Neymeiyer: With

the Gas dock employees doing so much around the marina, it covers that. If you have a big boat using the ramp, there is a dropoff on the campground side. You'll notice it. Grusecki, Long, and I put lights at the end of the breakwall. The buoys had a lot of welding done. Our target to pull the buoys is end of October.

New Business

Neymeiyer: Every year we have to vote to opt out of having our books audited by state law. We have meticulous records. Long handles the books for the Gas dock and we always pass our audits with flying colors. Woltanski keeps the books for the marina. We did adjust our reimbursement rate between the marina and the Gas dock. It was 50/50 but is now 70/30 because of all the work Long does for the marina. The marina has the money and the Gas dock has the labor to run it and is the contractor for the marina.

Klein (C1-97): Does the board review the accounts when you get together? Neymeiyer: yes, we do. We do a lot of texting and Zoom meetings. Klein (C1-97): Does Woltanski have another set of eyes on the accounts? Neymeiyer: Yes, we all do. Woltanski has access to the Gas dock accounts and we all have different oversight over everything. Davis (H-220): makes motion to opt out of account auditing, Blanke (A-12) seconds. All approve, motion passes.

Neymeiyer: Does anyone want to nominate anyone else for the board? Woltanski, Walton and myself are up. Answer: no further nominations given.

Davis (H-220): makes motion to keep nominations mentioned, Klein (C1-97): seconds. All in favor to keep the board the way it is with Woltanski, Walton and Neymeiyer, all in favor, motion passes.

Neymeiyer: We aren't having a dredging next year. Water levels are up and cycle every 6-8 years. We should be on the upswing. Like Woltanski said, we shouldn't have to make an assessment and we can put more money away. About spraying the weeds, there are 2 options, annual treatments or long term treatments. The long term treatments, the first year we would have weeds and lily pads and I'm not sure we want to deal with that. Grusecki: They couldn't spray when they normally would have because the water was murky from the pole project. It has to be clear for spraying. Neymeiyer: We have to do something about the bathhouse but we spent enough money this year. We are thinking of going to a dump and pump system. Things are good with the new owner of the store. They knew we had an easement and we get along fine. Long: Anything on moving the tank by the fish cleaning station? Neymeiyer: We can ask. I'm the Township Zoning Administrator and they will have some phragmites to clean up by the road also.

Comments:

Blanke (A-12): Weeds by the Gas pumps. Do they do any spraying there? Neymeiyer: were they live?

Grusecki: They sprayed August 8th.

Grusecki: In 2028, the Army Corp of Engineers are scheduled to dredge the river. I'm trying to work on getting some funding for our channel while they are here. Question: Where do they put the spoils?

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Eagle (D-119): Can I sell my dock? Grusecki: Yes. Neymeiyer: You own the space where your boat would sit. We could post it on FB and the website. You could ask Sue Maziarz or Dennis Stanley to list it. Advertise with the campground.

Sandomierski (J-52): Do you have slip number tags? Long: I'm working on that.

Klein (C1-97): makes motion to adjourn meeting, Davis (H-220) seconds. All agree, motion passes.

Meeting adjourned at 10.58am.

Board Meeting

Grusecki: makes motion to keep the Board officers for next year as they are now, Woltanski seconds. All agree, motion passes.

The current Board:

President: Bob Neymeiyer

Vice President: Rod Grusecki

Treasurer: Mark Woltanski

Secretary: April Valley

Trustee: Mike Walton

Submitted by April Valley, Secretary