

**Port Norfolk Yacht Club
Quarterly Body Meeting-Agenda
April 28, 2026**

Meeting called to order by: **Warren O'Donnell** at **7:00** PM

Pledge of Allegiance and moment of silence: **Done**

Board Roll Call: (see attendance sheet)

New Members: **George McCarron .**

Recording Secretary Reading of the prior meeting Minutes: Posted on website

Treasurer's Report First Quarter March 31, 2026 and 2025 (Frank Hogan):

MTA made by: **Barry Green** 2nd: **Ken Clifford** Result: **Passed**

Financial Secretary's Report 1st Quarter and April 2026 (Barbra Hogan):

	2026	3/31/2026 Q1 2026
MONTH		Q1 2026
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)		\$ 39,652.79
YEAR TO DATE DEPOSITS		\$ 94,161.78
YEAR TO DATE BILLING FROM OPERATIONS		\$ 144,380.86
MEMBER A/R AS OF MONTH CUTOFF		\$ 96,847.70
MEMBER A/R OVER 60		\$ 7,164.60
A/R NON-MEMBER		\$ 6,262.50
YTD HALL RENTALS		\$ 1,700.00
ICE		
ATM		\$ 225.00

	2026	4/27/2026
MONTH		Apr-26
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)		\$ 57,718.10
YEAR TO DATE DEPOSITS		\$ 151,879.88
YEAR TO DATE BILLING FROM OPERATIONS		\$ 146,705.86
MEMBER A/R AS OF MONTH CUTOFF		\$ 56,337.50
MEMBER A/R OVER 60		\$ 11,217.00
A/R NON-MEMBER		\$ 6,262.50
YTD HALL RENTALS		\$ 1,700.00
ICE		
ATM		\$ 225.00

- MTA made by: [Kathleen Elis](#) 2nd: [Mike Rooney](#) Result: [Passed](#)

Committee Reports:

- Communications and Bills:
- Auditing: [Barry Greene](#), met with auditing committee, the books are in order
- Bar: ([Brad Rigby](#)), [Ed St](#), [George](#) purchased window for Tiki, will build frame
- Crane & Equipment: [Ed St George](#), crane in good shape, had oil change
- Dredging: [Jim Maloney](#)
- Electrical: [_See old business](#)
- Entertainment: [Kathleen Ellis](#), opening night, Father's Day
- Environmental & NRWA: [John McConville](#)
- Mass Bay: [K Carson](#), Tall ships, new dredging report for Savin Hill
- Fleet Captain & Insurance: [Walter Sprague](#)
- Floats & Float Repair: P1 [Scotty](#) P2 [Dave](#)
- Grounds: [Jim Flynn](#)

- Hall Rentals: Henry Hong
- Ice & Pump-Out: W O'Donnell
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: Launch dates: 4/29, 5/14, 5/16, and 5/29
- Lockers & Waste Oil: Gary White, May 4th pumping out oil 8am, lockers still small lockers available
- Marina: Ron Brousseau
- Membership Committee: Andy Polin - 2 new members, few social members
- Planning Board: Teddy Ahern
- Security: Chris Papadopoulos
- Water: Joe Queally, all water is on

Old / Unfinished Business:

- Electrical repair projects; work will be completed when piers are in the water.
- opening night at club or Venezia? 1st, 2nd week in May, more to come – Members night, April? Possibility of setting up a function committee to help Kathleen with the club parties throughout the season. Barb suggested having a calendar with events, maybe one a month
- The board reviewed the Marina contract and will distribute the members.
- Barbara made a motion, not to exceed \$5k. on the purchase of fire extinguishers, Mike Rooney 2nd.
- Barbara made a motion to buy two new tables, Mike Rooney 2nd.
- **New Business:**
 - Proposed By Law Change presented by Barbara Hogan (attached) to be voted on at the April Quarterly Body Meeting, Vote taken, motion carried.
 - AED (defibrillator) needs to make sure it is operational
 - Bylaw changes went into effect and January, Jim P suggested we include bylaw change above

Good of the Club:

- Kathleen, suggest we send flowers to Scotty Mac, Tom Joyce's daughter passing

Motion to adjourn:

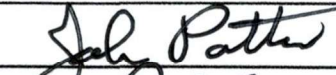


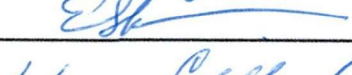
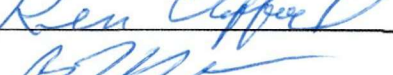

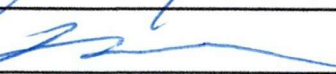
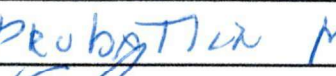



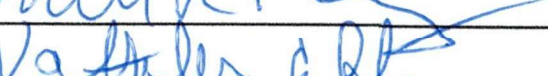

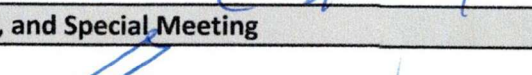
- Motion made by: Mike Rooney ; 2nd: Kathleen Ellis Result: passed
- Adjourned at 7:57 PM

Port Norfolk Yacht Club
Attendance Sheet
QUARTERLY Body Meeting 04/28/2026

PRINT NAME



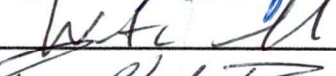



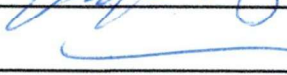

SIGNATURE

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JOHN POTTER	
Pat Lahan	
Frank Hogan	
Edward StGeorge	
Ken Clifford	
Brian Costello	
JIM PIASEKI	
BARRY GREENE	
George Munkka	Probation Member
Ken Carson	
Andy Polin	
Chris Papadopoulos	
Michael Rooney	
KATHLEEN ELLIK	
Michael Peltier	

15 Constitutes a Quorum at Annual, Quarterly, and Special Meeting

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Cory White	
BOB HASKAL	
WARREN O'DONNELL	
Ronald A. Brosseau	
Brian J White	
Patricia Madigan	
Eric Forsyth	
Rachy McDonough	

PROPOSED BY LAW CHANGE SUBMITTED 2/3/26

Article IV

Section 51.

Currently states

Life Membership shall be granted to any member who has attained the age of 60 years, after 25 years of continuous membership in the Club.

As of January 1976, beginning with the calendar year following the attainment of Life membership or the month following their birthday for those just turning 60 with a minimum of 25 years, Life Members shall be exempt from work hours, annual dues and assessments, except if the Life Member has a locker or a marina slip and the assessment is for the betterment of the same. (4/25/17)

Proposed change for clarity and transparency in bold italics:

Life Membership shall be granted to any member who has attained the age of 60 years, after 25 years of continuous membership in the Club.

As of January 1976, beginning with the calendar year following the attainment of Life membership or the month following their birthday for those just turning 60 with a minimum of 25 years, Life Members shall be exempt from work hours, annual dues and assessments, except if the Life Member has a locker, ***utilizes any part of the marina*** and the assessment is for the betterment of the same. ***For the purposes of this section, use of the marina shall include, but not be limited to yard access, ramp use, launching and hauling of vessels, storage of vessels, and any amount of transient slip usage.***

Barbara Hogan

**Port Norfolk Yacht Club
Cash Flows Summary
1st-Qtr -March 31, 2026 and 2025**

	Jan-Mar 2026	Jan-Mar 2025	Treasurer's Comments
Beginning Cash -All Accounts	\$ 202,359	\$ 442,801	
Revenues			
Dredging receipts	39,210	43,648	
Dues/ Services/ Misc	50,659	62,533	
Lockers/ Social Activity/ Misc	13,867	13,247	
Net Tiki/ Bar (after direct costs)	2,627	1,452	SB club added \$1,200
Total Cash Receipts	\$106,363	120,879	
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	73,073	68,861	
Office & Administrative	8,353	7,234	Income Tax pymnts
Social Activity- Events	0	0	
Repair & Maintenance Spending	23,209	35,264	Mostly Appr Projects
Sub-total Cash Expenses	104,635	111,358	
Mortgages (fees/int/princ)	37,537	72,537	
Total Cash Disbursements	\$142,173	183,896	
Net Cash Increase/ (Decrease)	\$ (35,810)	(63,016)	
Ending Cash -All Accounts Mar 31st	\$ 166,548	379,785	

Bank Accounts	
102 1503 Heritage - Eagle Bank	12,324
106 8800 Metro CU - Bar Business	8,506
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	145,418
Undeposited funds	0
Ending Cash Balance	\$ 166,548

Mortgage Info: Bal Due \$ 214,672 -----Payoff 217,571 Cur Rate 3.875%

Contact Frank Hogan with questions at fthbmh316@gmail.com or 781-843-9643

See the following pages for disbursement details.

Existing obligations/ appropriations include	<u>Approp</u>	<u>Spent -2026</u>
Jan 2025 Electrical repair - Pier 1 - remaining	56,396	42,170
Jan 2026 Main 11 & 12 repairs/ replace	15,000	13,159

there are a couple older projects with remaining amounts

The Spent Amount includes through April 20th

Port Norfolk Yacht Club

Expenses by Vendor Summary

January - March, 2026

	Total		comments
	Jan - Mar, 2026	Jan - Mar, 2025 (PY)	
Utilities			
Boston Water and Sewer	1,196	1,223	
Comcast	1,615	1,333	
Eversource	3,795	3,563	yard meter higher
National Grid	2,289	1,832	colder winter
Northeast Recycling	810	1,890	reduced pick ups
Insurance			
MS Peltier Insurance Services LLC	39,431	34,590	commercial liability & property
Philadelphia Insurance Co	4,112	3,921	D & O
The Hartford	(375)	754	worker comp
House Mortgage, Taxes, maintenance			
ATCO Supply Co	374	93	
City of Boston Real Estate	15,846	15,070	
Eagle Bank Loan	37,537	72,537	
Encore-Gorham Fire	113	353	
GoDaddy.com	204		
MBYCA	250	250	
Miscellaneous	20	101	
Richard C Tulumieri Jr	3,150	3,125	
Admin, Godwill, etc,			
Adobe Inc	127	127	
Constant Contact	83	73	
Eagle Bank	10		
Liberty Printing Co., Inc.		374	
Lopez the Florist	100	121	
Mass DOR - UBIT taxes	2,596		taxes on 3 years interest rec'd
Nash CPA's LLC	2,470	2,250	Fee for IRS & State fillings
QuickBooks Online	1,033	698	
QuickBooks Payments	867	943	
Santander Bank		(15)	
SCI Global Inc.	240	160	
Staples		253	
US Treasury	189	1,092	
USPS	78	219	
Not Specified	1,049	(152)	

Port Norfolk Yacht Club Expenses by Vendor Summary

January - March, 2026

	Total		comments
	Jan - Mar, 2026	Jan - Mar, 2025 (PY)	
Repair & Maintenance			
Ace Hardware		123	
Amazon	97	29	
American Muscle Docks	196		
Beacon Building Products		2,370	
DockBuilders.com	1,695		
Economy Plumbing	2,165		Last yr was reimb \$2,558 - McManus
Home Depot	156	327	
HydroHoist LLC	10,503	6,378	50% down - 10 pedestals vs 6
Koopman	1,493		
Nassau National Cable Corp		14,272	this yr will be \$21k vs \$24 in 2025
National Equipment Brokers, LLC		1,266	
Neponsit Circle Car Wash	20		
Site Pro Services	600		
Timberline Enterprises, LLC		336	
William Callahan Carpentry		1,130	
Barry Greene - reimb		86	
Dennis Kulezsa reimb		3,135	
Don Baker- Reimb	662	500	
Edward St George- Reimb		696	
John McManus- Reimb	371		
Kris Creighton -reimburs		97	
Scott McEachern - Riemb	410		
Steve Wells reimb	5,556	6,099	pier rebuild hardware
Bar & Entertainment			
Liquor & Wine purchases	283	1,040	
Burke Distributing Corp	342	898	
Quality Beverage	1,047	2,536	
BIG Y		176	
BJ's		461	
Market Basket	31	27	
Mass DOR-bar account	790	945	
Shaws	33	146	
Stop & Shop	25		
Walmart		25	
Windy City Pizza		247	
Bartenders	603	1,958	
TOTAL	\$ 146,288	\$ 192,081	

Electrical Repair Spending 2026 thru April 20th

HydroHoist LLC	21,006.28	10 pedestals- Mar & Apr
Nassau National Cable	21,008.20	460 ft 4/0 type G
Berts Electric	155.35	misc supplies

Total Spending	<u><u>42,169.83</u></u>
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Pier Rebuild Spending 2026

Don Baker	938.55	screws, galv cmpd, misc tool bits -Ace & HD
Steve Wells/ Blue Hills Auto	1,848.19	Allied Bolt & Screw
Steve Wells/ Blue Hills Auto	3,708.00	Dock Hardware
Scott McEachern	410.24	misc tool parts -- Harbor Freight
John McManus	301.62	misc plumbing supplies

Koopman Lumber	1,493.12	lumber
DockBuilders.com	1,694.52	6 floats
Economy Plumbing	2,165.15	for 11 & 12
Site Pro Services	600.00	dumpster

Total Spending	<u><u>13,159.39</u></u>
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Port Norfolk Yacht Club
Bar- Tiki P&L
 January - March, 2026

	<u>Total</u>		<u>Total</u>	
	<u>Jan - Mar, 2026</u>	%	<u>Jan - Mar, 2025</u>	%
			(PY)	
Income				
392 Tiki/ Members Lounge	4,580	100%	9,547	100%
395 Tiki Misc funds	1,200		90	
Total 392 Tiki/ Members Lounge	\$ 5,780		\$ 9,637	
Total Income	\$ 5,780		\$ 9,637	
Cost of Goods Sold				
405 Tiki/ Bar & Misc Direct Expenses	1,761	38%	5,308	56%
406 Alcohol & Meals Taxes	790	17%	945	10%
408 Bartenders	603	13%	1,933	20%
Total Cost of Goods Sold	\$ 3,153		\$ 8,185	
Gross Profit	\$ 2,627	57%	\$ 1,452	15%
% without Misc funds	\$ 1,427	31%	\$ 1,362	14%
Expenses				
Total Expenses				
Net Operating Income	\$ 2,627		\$ 1,452	
Net Income	\$ 2,627		\$ 1,452	
 Sales details				
Events none				
Band none				
Rentals 3 vs 3	1,606		3,316	
Bereavements 0 vs 0				
remaining regular 16 vs 37	2,974		6,231	

Thursday, Apr 09, 2026 09:45:48 AM GMT-7 - Cash Basis