Port Norfolk Yacht Club
Quarter Body and Trustees Meeting-Agenda
July 28, 2026

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

Pledge of Allegiance and moment of silence:

Board Roll Call: (see attendance sheet)

New Members:

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

Treasurer's Report 2nd-Qtr -June 30th, 2026, and 2025 (Frank Hogan):

MTA made by: Brian Cosello **2nd:** Brad Rigby **Result: Approved**

Financial Secretary's July 2026 (Barbra Hogan):

	7/28/2026
MONTH	Jul-26
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	$ 55,329.86
YEAR TO DATE DEPOSITS	$291,634.35
YEAR TO DATE BILLING FROM OPERATIONS	$333,371.56
MEMBER A/R AS OF MONTH CUTOFF	$100,394.60
MEMBER A/R OVER 60	$ 28,164.60
A/R NON-MEMBER	$ -
YTD HALL RENTALS	$ 2,125.00
ICE	$ 463.00
ATM	$ 225.00

- **MTA made by: Kathleen** Ellis **2nd:** Will Shalit **Result: Approved**

Committee Reports:

- Communications and Bills:
- Auditing: Barry Greene -
- Bar: (Brad Rigby) – Tallship event was great, bartenders doing a great job, Turbo Chief oven ordered, Paul Roche helped with lighting
- Crane & Equipment: Ed St George- Progressive
- Dredging: Jim Maloney – suggest we take proactive steps looking into dredging
- Electrical: Jim P
- Entertainment: Kathleen Ellis – Tall ship was a success,
- Environmental & NRWA: John McConville
- Mass Bay: K Carson -
- Fleet Captain & Insurance: Walter Sprague
- Floats & Float Repair: P1 Scotty (Don Baker suggest securing the electrical plate) – P2 Dave –
- Grounds: Jim Flynn –
- Hall Rentals: Henry Hong –
- Ice & Pump-Out: W O'Donnell – Ice was low during tall ship
- Labor Control: Mike Rooney – Progressive
- Launch and Haul: Launch: Jim Piasecki - Progressive
- Lockers & Waste Oil: Gary White
- Marina: Ron Brousseau – a few open slips, suggest spreadsheet for incoming/outgoing transient
- Membership Committee: Andy Polin
- Planning Board: Teddy Ahern
- Security: Chris Papadopoulos – (Phil discussed the gates lack of working condition),
- Water: Joe Queally –
- Merchandise – Pat Calnan – Tall ships merch a success, August next window for merch store sales

Old / Unfinished Business:

Fire extinguishers need to be installed onto pier

New Business:

- Brad made a motion to have board contact security/fence company to get quotes to repair/replace and report back to the board. Will shat second, motion passed
- Jim Malony suggests looking into dredge. Jim will provide suggestions on engineers and contractors
- Election committee for 2027 Board
  Jim Malony nominates Mark Nichnols
  Brad Rigby – Volunteer
  Pat Calnan - Volunteer
  Don Baker - Volunteer
  Pat Madigan - Volunteer

Good of the Club:

-
-

Motion to adjourn:

- **Motion made by: Will Shalit ; 2nd: Kathleen Ellis Result:** Approved
- **Adjourned at** 7:59 **PM**

Quarterly Meeting, Motion to adjourn, motion passed

Port Norfolk Yacht Club
Cash Flows Summary
2nd-Qtr -June 30th, 2026 and 2025

	Apr - Jun 2026	Apr - Jun 2025	Treasurer's Comments
Beginning Cash -All Accounts -April 1st	**$ 166,548**	**$ 379,785**	
Revenues			
Dredging receipts	34,303	38,052	no probation = (2.7k)
Dues/ Services/ Misc	71,531	64,949	labor hours up $14.3k
Lockers/ Social Activity/ Misc	35,460	38,607	2 hall rentals - 5 LY =(1.3k)
Net Tiki/ Bar (after direct costs)	3,026	7,663	down mostly on rentals
Total Cash Receipts	**144,321**	**149,270**	
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	39,102	33,962	$6.6k - 3 items - see below
Office & Administrative	4,423	5,190	lower expenses CY
Social Activity- Events	12,395	7,049	Apparel exp $6.0 vs $0 LY
Repair & Maintenance Spending	39,544	52,144	--- timing
Sub-total Cash Expenses	95,464	98,346	
Mortgages (fees/int/princ)	37,537	90,037	extra paid LY $52.5k
Total Cash Disbursements	**133,002**	**188,383**	
Net Cash Increase/ (Decrease)	**11,319**	**(39,113)**	
Ending Cash -All Accounts June 30th	**$ 177,867**	**$ 340,672**	

Bank Accounts	
102 1503 Heritage - Eagle Bank	**10,454**
106 8800 Metro CU - Bar Business	**7,524**
108 Banks for Bar Registers	**300**
111 Eagle Premium MM 1318	**158,083**
Undeposited funds	**1,508**
Ending Cash Balance	**$ 177,867**

Mortgage Info: Bal Due $ 179,100 -------Payoff 181,521 Cur Rate 3.875%
Can be fully paid by September 2027 - at the latest!

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

See the following pages for disbursement details for Q2 plus Event summary plus Tiki/ Bar summary & YTD on Pier & Electrical projects

Existing obligations/ appropriations include for All 2026	**Approp**	**Spent YTD**
Jan 2025 Electrical repair - Pier 1 - remaining for 2026	**56,396**	**42,902**
Jan 2026 Main 11 & 12 repairs/ replace	**15,000**	**13,159**
there are a couple older projects with remaining amounts		

As board appropriated this quarter:	**Approp**	**Spent QTR**
Fire extinguishers purchased from Webstuarant Store	**5,000**	**4,757**
Freezer and Convection Oven from East Coast Restr	**5,000**	**4,781**
AED replacement - purchased 2	**1,500**	**1,437**
Turbo oven from auction		**379**
these 3 items are in the House spending $6.6K		**6,597**

Port Norfolk Yacht Club
Expenses by Vendor Summary
April - June, 2026

	Total		
	Apr - Jun, 2026	Apr - Jun, 2025 (PY)	comments
Utilities			
Boston Water and Sewer	1,205	1,317	
Comcast	1,624	1,386	
Eversource	5,053	4,112	
National Grid	747	549	
Northeast Recycling	1,138	1,890	will increase service in July
Insurance			
Mount Vernon Fire Insurance Co	3,565	4,202	liquor liability
House Mortgage, Taxes, maintenance			
ATCO Supply Co	149	522	
City of Boston Real Estate	15,846	15,070	
Eagle Bank Loan	37,537	90,037	extra $52,500 last year
East Coat Restaurant	4,781		Convection Oven & Freezer
GoDaddy.com	293	293	
MBYCA	939		year book - LY was pd in Aug
Miscellaneous	303	76	
Prestige Flag		171	
Richard C Tulimieri Jr	3,000	3,250	
Thomas Industries Inc	379		Turbo oven for Tiki / member lounge
Admin, Godwill, etc,			
Constant Contact	88	77	
Deluxe for Business		217	Eagle checks
Liberty Printing Co., Inc.		583	for work slips - last year
Lopez the Florist	100	194	
QuickBooks Online	956	685	
QuickBooks Payments	1,247	1,100	
SCI Global Inc.		240	
US Treasury		1,600	will pay qtr estimates in Sept
VENMO - Eagle 1503	42	6	
Not Specified	525	1,319	
Repair & Maintenance			
Ace Hardware	15	20	
Allied Bolt & Screw Corp	218	1,694	
Amazon	138	277	
American Muscle Docks		1,234	
Badger Machine Works Inc		10,500	
Bert's Electric Supply	887	2,714	
Captain Ed, LLC	300		
Controller Service & Sales		14,426	
Dennis Derenne Electric		100	
Home Depot	351	314	
HydroHoist LLC	10,503	6,378	
Jack Connolly		800	

Port Norfolk Yacht Club
Expenses by Vendor Summary
April - June, 2026

	Total		
	Apr - Jun, 2026	Apr - Jun, 2025 (PY)	comments
Koopman		2,918	
Nassau National Cable Corp	21,008		
Neponsit Circle Car Wash	51	28	
Ronan 953		1,000	
Wedstaurant Store	569		fire extinguishers
Andy Polin - Reimb	437		oil for crane
Dennis Kulezsa reimb		243	
Don Baker- Reimb	276	791	
Gary White- Reimb	4,687		fire extinguishers & waste oil disp
Jim Piasecki- Reimb	205	3,985	
John McManus- Reimb		2,559	
Kathleen Ellis- Reimb	377		
Kris Creighton -reimburs		1,000	
Paul Roche reimb		77	
Rich Savicke JR. - reimb	1,437		AED's
Steve Wells reimb		2,320	
Ted Ahern - reimb		264	
Warren O'Donnell reimb	900		
Bar & Entertainment			
Liquor & Wine purchases	708	2,410	
Burke Distributing Corp	1,386	1,558	
Martignetti	1,660	2,411	
Anthony Columbus Catering		4,031	Opening Night - LY
BIG Y	160	66	
BJ's	595	61	
Dollar Tree		25	
Etsy		289	
Jimmy Coyne Promotions	6,102		Web orders $1.8 & stock $4.3
Konditor Meister	120	135	
Lambert's Market	458		
Mass DOR-bar account	335	1,071	
Paul W. Marks Co., Inc.		270	
Restaurant Depot		327	
Shaws	214	756	
Stop & Shop	129	60	
Trader Joe's	30		
Venezia Rest	4,700		Opening Night - CY
Walmart	307	181	
Windy City Pizza		120	
Bartenders	2,170	2,844	
TOTAL	**$ 140,951**	**$ 199,153**	

Port Norfolk Yacht Club
Profit and Loss by Event
April - June 2025

	Members Night		Opening Night		Father's Day		MBYCA Meeting		Subtotals	
	2026	2025	2026	2025	2026	2025	2025	2025	2026	2025
Headcount	n/a	n/a	60	50	68	38	n/a	n/a		
352 Events			$ 3,825	$ 4,500	$ 1,360	$ 760			$ 5,185	$ 5,260
355 Raffles					120					
Total Income	**$ 0**	**$ 0**	**$ 3,825**	**$ 4,500**	**$ 1,480**	**$ 760**	**$ 0**	**$ 0**	**$ 5,185**	**$ 5,260**
Expenses										
580 Event Costs		361	5,193	5,559	552	683	446	135	6,190	6,738
582 Raffle Expenses									-	-
Total Expenses	**$ 0**	**$ 361**	**$ 5,193**	**$ 5,559**	**$ 552**	**$ 683**	**$ 446**	**$ 135**	**$ 6,190**	**$ 6,738**
Net Income	**$ -**	**$ (361)**	**$ (1,368)**	**$ (1,059)**	**$ 928**	**$ 77**	**$ (446)**	**$ (135)**	**$ (1,005)**	**$ (1,478)**

The bar / Tiki is listed for reference only. These results are not intended to cover losses

Bar Revenues	$ -	$ 400	$ 527	$ 813	$ 501	$ 388
Est Contrib after costs	$ -	$ 160	$ 169	$ 344	$ 181	$ 104

Port Norfolk Yacht Club
Statement Of Activities
April - June, 2026

	Total		Total	
	Apr - Jun, 2026	%	Apr - Jun, 2025 (PY)	%
Income				
392 Tiki/ Members Lounge	10,450	100%	17,571	100%
395 Tiki Misc funds			850	
Total 392 Tiki/ Members Lounge	$ 10,450		$ 18,421	
Total Income	$ 10,450		$ 18,421	
Cost of Goods Sold				
405 Tiki/ Bar & Misc Direct Expenses	4,951	47%	7,064	40%
406 Alcohol & Meals Taxes	335	3%	1,071	6%
408 Bartenders	2,138	20%	2,623	15%
Total Cost of Goods Sold	$ 7,424		$ 10,758	
Gross Profit	$ 3,026	29%	$ 7,663	44%
% without Misc funds	$ 3,026	29%	$ 6,813	39%
Expenses				
500 Annual Operating				
548 Liquor Liability Insurance	3,565		4,202	
Total 500 Annual Operating	$ 3,565		$ 4,202	
Total Expenses	$ 3,565		$ 4,202	
Net Operating Income	$ (539)		$ 3,461	
Net Income	$ (539)		$ 3,461	

Sales details

Events 2 vs 3	1,028	1,601
Band 0 vs 1		580
Rentals 2 vs 7	537	5,459
Bereavements 0 vs 0		
remaining regular 31 vs 38	8,885	10,781

As of June 30, 2026
Year to Date reporting

Electrical Repair Spending 2026

HydroHoist LLC	21,006.28	10 pedestals
Nassau National Cable	21,008.20	460 ft 4/0 type G
Berts Electric	281.99	misc supplies
Berts Electric	605.04	misc supplies
Total Spending	42,901.51	

Pier Rebuild Spending 2026

Don Baker	938.55	screws, galv cmpd, misc tool bits -Ace & HD
Allied Bolt - S Wells	1,848.19	Allied Bolt & Screw
Dock Hardware - S Wells	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 for 1
DockBuilders.com	1,694.52	6 floats
Economy Plumbing	2,165.15	for 11 & 12
Site Pro Services	600.00	dumpster
Total Spending	13,159.39	

Port Norfolk Yacht Club
Attendance Sheet
QUARTERLY Body Meeting 07/28/2026

	PRINT NAME	SIGNATURE
1	Ronald A. Brousseau	Ronald A Brousseau
2	Ed St George	Ed
3	Brian Costello	
4	Warren O'Donnell	
5	Mike Pelham	
6	Pat Calnan	
7	Gary White	
8	Bob Hogan	
9	Ken Carson	
10	Will Shmidt	
11	Mike Rooney	
12	Patrick Madigan	
13	Barry Sheehy	
14	Frank Hogan	
15	Phil Skrobot	
	15 Constitutes a Quorum at Annual, Quarterly, and Special Meeting	
16	Don Baker	Don Baker
17	Kathleen Ellis	Kathleen Ellis
18	Brad Rigby	
19	T Looney	
20	J Malone	
21	Mark McNicholas	
22		
23		
24		
25		
26		