Port Norfolk Yacht Club
Meeting Agenda – Monthly
September 22, 2026

Meeting called to order by: W O'Donnell **at** 7:35 **PM**

Pledge of Allegiance and moment of silence: Done

Board Roll Call: (see attendance sheet) Quorum Present - Yes see attached attendance

New Members: No Probation to Regular

Recording Secretary Any Request to Read Prior Meeting Minutes: Tabled-prior months minutes need to get posted to the website. JP to work with MP to get this done

Treasurer's Report (Frank Hogan):

- **MTA made by:** B Costello **2nd:** P Skrabut **Result:** passes

Financial Secretary's Report 10.27.2025 (Barbra Hogan):

	9/22/2026
MONTH	Sep-26
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	$ 25,272.00
YEAR TO DATE DEPOSITS	$350,092.97
YEAR TO DATE BILLING FROM OPERATIONS	$353,430.98
MEMBER A/R AS OF MONTH CUTOFF	$ 50,348.65
MEMBER A/R OVER 60	$ 5,351.10
A/R NON-MEMBER	$ -
YTD HALL RENTALS	$ 3,400.00
ICE	$ 1,002.00
ATM	$ 225.00

- **MTA made by:** J Piasecki **2nd:** F Hogan **Result:** Passes

Committee Reports :

- Communications and Bills: Billie Donahue Thank you; Assembly Permit To Be Posted
- Auditing: Barry Greene n/a
- Bar: Brad Rigby / F Hogan
- Crane & Equipment: Ed St George New Battery for crane
- Dredging: Jim Maloney no report
- Electrical: Tom Joyce no report
- Entertainment: Kathleen Ellis 9/19 was huge success 10/24 Closing; 12/19 Adult Xmas
- Environmental & NRWA: John McConville no report
- Fleet Captain & Insurance: Walter Sprague no report
- Floats & Float Repair: P1 S McEachern P2 D Gendreau Order Hardware & float boxes; fasteners; lumber; Hoops
- Grounds: Jim Flynn - Yard cleanup??
- Hall Rentals: H Hong no report
- Ice & Pump-Out: J Potter no report
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: J Piasecki Haul Schedule posted & communicated; Launch Schedule for 2027 is TBD, but 1st potential launch date is 4/19/2027 and hope to be done by 6/1/2027
- Lockers & Waste Oil: Gary White: 1 waste oil done; Need Signs Posted GW will handle.
- Marina: W O'Donnell
- Mass Bay: K Carson
- Membership Committee: Andy Polin no report
- Merchandise: P Calnan – Wants Locker & Place inside
- Planning Board: Teddy Ahern – no report
- Security: Chris Papadopoulos; no report
- Snow: Tom Cavanaugh: N/A
- Water: *Joe Queally* New P1 Water Meter Ordered

Old / Unfinished Business:

- **Gate Report for body for Oct mtg; we should have 3 or 4 quotes**

New Business:

- **Slip & Locker – 10/24 or 10/25: 110, 111, 212(Baker) + Lockers**

- Ric Poulin via proxy– Questioned boat storage rules…. Bylaws are pretty clear – no boat owner can have more than one slip contract. Yard storage is based on available space and seniority. If space is available a member may store additional boat in yard with permission from board/yard chair

Good of the Club:

- **Consider making offer on Rigby Whaler as white "Chippa" whaler should be retired.**
- **Thanks to R Savicke for work that's been done around the club: flowers, jack stands, etc… he's spent a lot of time just fixing things that need to be fixed**

Motion to adjourn:

- **Motion made by:** P. Skrabut **2nd:** B Costello **Result:** passes
  - **Adjourned at** 9:45 **PM**

Executive Session: Yes

PNYC BOARD OF TRUSTEES ATTENDANCE 2026 **DATE:** 9/22/2026

Quarterly & Regular Monthly Mtgs

NAME	POSITION	PRESENT	EXCUSED	ABSENT
WARREN O'DONNELL	COMMODORE	1		
RON BROUSSEAU	VICE-COMMODORE		1	
JIM PIASECKI	REAR COMMODORE	1		
FRANK HOGAN	TREASURER	1		
BARBARA HOGAN	FINANCIAL SECRETARY		1	
MIKE PELTIER	RECORDING SECRETARY		1	
BRIAN COSTELLO JR	TRUSTEE '25 AND '26	1		
MICHAEL ROONEY	TRUSTEE '25 AND '26		1	
PHIL SKRABUT	TRUSTEE '25 AND '26	1		
PAT CALNAN	TRUSTEE '26 AND '27	1		
ED ST GEORGE	TRUSTEE '26 AND '27		1	
GARY WHITE	TRUSTEE '26 AND '27	1		
		7	**5**	**0**

Present 7

Needed for QUORUM = 7

Quorum Present

Port Norfolk Yacht Club
Cash Flows Summary
3rd - Qtr -Aug 31st, 2026 and 2025

	July - Aug 2026	July - Aug 2025	Treasurer's Comments
Beginning Cash -All Accounts -July 1st	**$ 177,867**	**$ 340,672**	
Revenues			
Dredging receipts	31,629	27,898	timing
Dues/ Services/ Misc	65,617	64,603	timing
Lockers/ Social Activity/ Misc	10,252	8,491	timing
Net Tiki/ Bar (after direct costs)	7,396	4,728	Sully Mac is + 2.1k
Total Cash Receipts	**114,894**	**105,720**	
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	31,640	29,180	RE taxes + utilities higher
Office & Administrative	2,317	3,290	timing
Social Activity- Events	2,680	3,298	timing
Repair & Maintenance Spending	3,019	20,432	
Sub-total Cash Expenses	39,657	56,200	
Mortgages (fees/int/princ)	25,025	60,025	pd extra $35 k in 2025
Total Cash Disbursements	**64,682**	**116,225**	
Net Cash Increase/ (Decrease)	**50,212**	**(10,505)**	
Ending Cash -All Accounts Aug 31st	**$ 228,079**	**$ 330,167**	

Bank Accounts	
102 1503 Heritage - Eagle Bank	**31,079**
106 8800 Metro CU - Bar Business	**9,759**
108 Banks for Bar Registers	**300**
111 Eagle Premium MM 1318	**184,100**
Undeposited funds	**2,843**
Ending Cash Balance	**$ 228,079**

Mortgage Info: Bal Due $ 155,216 --------Payoff 157,376 Cur Rate 3.875%

Eagle Bank has indicated willingness to finance the next dredge.

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

See the following pages for disbursement details for Q3 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**	**13,315**

no chage from last report.
there are a couple older projects with remaining amounts

As board appropriated this quarter:	**Approp**	**Spent QTR**

Port Norfolk Yacht Club
Expenses by Vendor Summary
July - August, 2026

	Total		
	Jul - Aug, 2026	Jul - Aug, 2025 (PY)	comments
Utilities			
Boston Water and Sewer	1,516	1,653	
Comcast	1,083	924	
Eversource	7,696	6,130	
National Grid	99	92	
Northeast Recycling	1,522	1,260	xtra pick up - Jul
Insurance			
House Mortgage, Taxes, maintenance			
ATCO Supply Co	587	512	
City of Boston -Liq Lic & Assmb Prmt	250	250	
City of Boston Real Estate	15,282	14,717	
Eagle Bank Loan	25,025	60,025	pd extra $35k LY
Encore-Gorham Fire		452	
Joyce and Gendreau Jewelers		542	
MBYCA		883	
Miscellaneous	433		hanging plants & freezer for Tiki
Prestige Flag	110		
Richard C Tulimieri Jr	2,125	2,150	
Tolman Mfg. & Supply Co.	102	102	
Admin, Godwill, etc,			
Constant Contact	66	55	
Lopez the Florist	121	95	
QuickBooks Online	707	616	
QuickBooks Payments	862	864	
SCI Global Inc.	160	80	
VENMO - Eagle 1503	62	10	
Not Specified		640	
Repair & Maintenance			
Ace Hardware	20	11	
Amazon	69	1,007	
Bert's Electric Supply	54	468	
Best Buy	510		2 TV's
Glass by Design		9,705	
Home Depot	137	27	
Nassau National Cable Corp		10,008	
Neponsit Circle Car Wash	25	28	
R G Mearn Co Inc	464		tool for piers/ fingers
Site Pro Services	650		yard clean up
Smart Fix Inc	462		repair turbo oven

Port Norfolk Yacht Club
Expenses by Vendor Summary
July - August, 2026

	Total		
	Jul - Aug, 2026	Jul - Aug, 2025 (PY)	comments
Atha Haberis- Reimb	130		
Don Baker- Reimb	156	186	
Frank Hogan- Reimb	100		
John McManus- Reimb	46		
Ken Carson reimb	60		
Richard Savicke - reimb	384		
Steve Wells reimb	597		
Top Tierney reimb	442		
Bar & Entertainment			
Liquor & Wine purchases	1,364	1,874	
Burke Distributing Corp	2,079	821	
Martignetti	1,178	1,259	
BIG Y	62	52	
BJ's	147	250	
Dollar Tree		94	
Entertainment Com.	900		bands during Tall Ships
Jimmy Coyne Promotions	1,030	2,236	
Market Basket	47		
Mass DOR-bar account	884	900	
Pat's Pizza	504		
Restaurant Depot	437		
Shaws	327	246	
Stop & Shop	58	191	
Walmart	36	178	
Bartenders	1,855	1,940	
TOTAL	$ 73,022	$ 123,531	

Port Norfolk Yacht Club
Profit and Loss by Event
July - Sept 2026

	Tall Ship Weekend - Christmas in July		Cookout & house band		Cook out & Juke City Band		Zac & Dave	
	2026	2025	2026	2025	2026	2025	2026	2025
Headcount	65	74		22		78		
352 Events	1,490	750		220		1,960		
355 Raffles	245	370		110		700		
Total Income	$ 1,735	$ 1,120	$ 0	$ 330	$ 0	$ 2,660	$ 0	$ 0
Expenses								
580 Event Costs	1,584	481		144		1,605		
582 Raffle Expenses	65	100						
Total Expenses	$ 1,649	$ 581	$ 0	$ 144	$ 0	$ 1,605	$ 0	$ 0
Net Income	$ 86	$ 539	$ -	$ 187	$ -	$ 1,055	$ -	$ -

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

Bar Revenues	$ 3,512	$ 1,574		$ 876		$ 2,215		
Bartenders	305	98		85		110		
Est Contrib after costs	$ 1,451	$ 690	$ -	$ 353	$ -	$ 998	$ -	$ -

***** **Apparel Sales -**
Tall Ship weekend **$ 4,330**