

**Port Norfolk Yacht Club
Meeting Minutes – Annual
January 28, 2025**

Meeting called to order by: **K Clifford** at **7:01 PM**

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

Board Roll Call: (see attendance sheet) **Quorum Present**

New Members: **No new regular or probationary members to introduce.**

Recording Secretary Reading of the prior meeting Minutes: **All 2024 meeting minutes are posted to club website; No request to read prior meeting minutes**

Treasurer's Report Dec vs Prior Year and Full Yr Forecast for 2024 vs 2023 (Frank Hogan):
See 5-Page Report attached

- MTA made by: **J McCarthy** 2nd: **K Ellis** Result: **Accepted**

Financial Secretary's Report 12.31.2024 (Barbra Hogan):

	2024	12/31/2024	
MONTH			Q4 2024
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	\$	49,624.56	
YEAR TO DATE DEPOSITS	\$	452,012.16	
YEAR TO DATE BILLING FROM OPERATIONS	\$	421,966.85	
A/R AS OF MONTH CUTOFF	\$	68,158.05	
A/R OVER 60	\$	17,086.50	\$ 8,969.00 (non member)
YTD CAN RETURNS	\$	75.00	
YTD HALL RENTALS	\$	7,425.00	
ICE	\$	1,586.00	
ATM	\$	524.00	

- MTA made by: **J McCarthy** 2nd: **B Rigby** Result: **Accepted**

Committee Reports : **Commodore K. Clifford requests only for the Audit Committee to report on 2024 be given and pass on all other committees as 2025 committee reports will be handled at the monthly meeting with the 2025 Board of Trustees following the Annual Mtg**

- Communications and Bills: **pass**

- Auditing: [Barry Greene](#) - 2024 Financials were audited and everything looks fine and in order
- Bar: [Brad Rigby](#) - pass
- Crane & Equipment: [Ed St George](#) pass
- Dredging: [Jim Maloney](#) pass
- Electrical: [Electrical repair project can be discussed under NEW Business](#)
- Entertainment: [Kathleen Ellis](#) pass
- Environmental & NRWA: [John McConville](#) pass
- Mass Bay: [K Carson](#) pass
- Fleet Captain & Insurance : [Walter Sprague](#) pass
- Floats & Float Repair: P1 [Ricky Savicke](#) pass P2 [Z Grady](#) pass
- Grounds: [Mark Hannigan](#) pass
- Hall Rentals: [M Peltier](#) pass
- HVAC: [B Costello](#) pass
- Ice & Pump-Out: [W O'Donnell](#) pass
- Labor Control: [Mike Rooney](#) (see the hours posted on board in members lounge)
- Launch and Haul: [D Baker & J Piasecki](#); pass
- Lockers & Waste Oil: [Gary White](#) pass
- Marina: [D Baker](#) pass
- Membership Committee: [Andy Polin](#) - will be done at Monthly meeting
- Planning Board: [Teddy Ahern](#) pass
- Security: [Chris Papadopoulos](#) pass
- Water: [Joe Queally](#) pass
- WiFi: [T Ockerby](#) pass

Old / Unfinished Business:

- [No Old Unfinished Business for 2024. Pier Repair and Electrical Repair Projects will be handled as part of New Business for 2025](#)

New Business:

- [K Clifford thanked the body and his board for supporting him through 2024 and wished the 2025 well. He introduced new board members / positions: Don Baker, Commodore; Warren O'Donnell, Vice Commodore; Ron Brousseau, Rear Commodore; Trustees elected for 2025 & 2026: Phil Skrabut will be replacing Ron Brousseau, Brian Costello and Mike Rooney incumbents](#)

- D Baker thanked Commodore Ken Clifford for the fantastic job presiding over PNYC's 100th year!
- Board and Pier I Repair Committee requested up to \$24,00 fund appropriation for Pier 1 Floats 11-12 Repairs. This estimate includes decking and decking hardware plus any potential replacement of joist/framing hardware (\$2,000-\$4000) + \$17,000 for marine grade aluminum diamond plate and hardware for all Pier I mains to protect / cover the electrical cable
 - After discussion on the project including selection of aluminum vs stainless, B Rigby made motion to spend up to \$25,00 for Pier I repairs as outlined; 2nd by K Carson; Motion passed unanimously
- Board and Pier I Electrical Repair Committee requested up to \$110,000 fund appropriation for electrical repairs on Pier I. This estimate includes replacing damaged cable, connections, terminal blocks, etc...
 - After discussion on the project including a "show & tell" with an existing pedestal, J McCarthy made motion to spend up to \$110,00 for the project as outlined; 2nd by J Maloney; Motion passed unanimously
- Proposed By Law Change presented by Jim Piasecki (attached) to be voted on at the April Quarterly Body Meeting

Good of the Club:

- F Hogan – proposes making additional monthly principal payments on mortgage to lower the club's interest expense exposure when rates change and knock down principal balance to increase the likelihood of getting another loan to fund the next dredge
 - Discussion on proposal including evaluating the need to review other capital projects before paying down the mortgage; 2025 board will review it further

Motion to adjourn:

- Motion made by: **K Carson** ; 2nd: **K Ellis** Result: **Accepted**
- Adjourned at **7:52** PM

Executive Session: **No**

PNYC BOARD OF TRUSTEES ATTENDANCE

DATE: 1/28/2025

Annual Meeting

NAME	POSITION	PRESENT	EXCUSED	ABSENT
KEN CLIFFORD	COMMODORE	1		
DON BAKER	VICE-COMMODORE	1		
WARREN O'DONNELL	REAR COMMODORE	1		
FRANK HOGAN	TREASURER	1		
BARBARA HOGAN	FINANCIAL SECRETARY	1		
JIM PIASECKI	RECORDING SECRETARY	1		
RON BROUSSEAU	TRUSTEE '23 AND '24	1		
BRIAN COSTELLO JR	TRUSTEE '23 AND '24	1		
MICHAEL ROONEY	TRUSTEE '23 AND '24		1	
TEDDY AHERN	TRUSTEE '24 AND '25		1	
JOHN MCCONVILLE	TRUSTEE '24 AND '25	1		
BRIAN WHITE	TRUSTEE '24 AND '25	1		
		10	2	0

Present 35

Needed for QUORUM = 15

See Attendance Sheet

Quorum Present

Port Norfolk Yacht Club
Attendance Sheet
ANNUAL / QUARTERLY Body Meeting 01/28/2025

	PRINT NAME	SIGNATURE
1	KEH CARSON	Ken Carson
2	JOHN POTTER	John Potter
3	Warren O'Donnell	Warren O'Donnell
4	Shawn Cummings	Shawn Cummings
5	David Cummings	David Cummings
6	Jim PASECKI	Jim PASECKI
7	Frank Hogan	Frank Hogan
8	Brian Saravelis	Brian Saravelis
9	John P. McManus	John P. McManus
10	KATHLEEN ELLIS	Kathleen Ellis
11	DANIEL FARINA	Daniel Farina
12	Ken Clifford	Ken Clifford
13	Dan Polin	Dan Polin
14	Ronald A. Brosseau	Ronald A. Brosseau
15	Jim Malone	Jim Malone
15 Constitutes a Quorum at Annual, Quarterly, and Special Meeting		
16	EDWARD STGEORGE	Edward StGeorge
17	JOHN McCONVILLE	John McConville
18	Michael Clark	Michael Clark
19	Tom Cavanaugh	Tom Cavanaugh
20	Tom Conney	Tom Conney
21	Chris Papadopoulos	Chris Papadopoulos
22	Jennifer McGee	Jennifer McGee
23	Brian Rigg	Brian Rigg
24	John Lee	John Lee
25	Atha Haberis	Atha Haberis
26	BARRY GREENE	Barry Greene

**Port Norfolk Yacht Club
Cash Flows Summary
December 31, 2024 and 2023**

	Actual YTD 2024	Actual YTD 2023	Total Actual 2023
Beginning Cash -All Accounts Jan 1st	\$ 331,971	\$ 277,846	\$ 277,846
Revenues			
Dredging receipts	133,962	140,310	140,311
Dues/ Services/ Misc	231,557	262,491	262,490
Lockers/ Social Activity/ Misc	105,911	74,715	74,715
Net Tiki/ Bar (after direct costs)	29,728	25,367	25,367
Total Cash Receipts	\$501,158	502,883	\$502,883
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	167,594	174,737	174,737
Office & Administrative	18,228	15,258	15,258
Social Activity- Events	36,116	20,968	20,968
Repair & Maintenance Spending	18,240	87,646	87,646
Sub-total Cash Expenses	240,178	298,609	298,609
Mortgages (fees/int/princ)	150,150	150,150	150,150
Total Cash Disbursements	\$390,327	448,759	\$448,759
Net Cash Increase/ (Decrease)	\$ 110,831	54,124	\$ 54,124
Ending Cash -All Accounts December 31st	\$ 442,801	331,971	\$ 331,971

Bank Accounts

101 9035 Santander Bank - Operating Account	-
102 1503 Heritage - Eagle Bank	32,133
106 8800 Metro CU - Bar Business	8,168
108 Banks for Bar Registers	300
109 3974 Cash Checking Bar Acct	-
111 Eagle Premium MM 1318	402,200
112 1078 Pier Repair Account	-
114 8432 Dredging-Sovereign Money Market	-
Undeposited funds	0
Available in Bank Accounts	\$ 442,801
117 Certificates of Deposit	-
Ending Cash Balance	\$ 442,801

Cash Flow - comments

Receipts lower due to lower new members -- 2 vs 16 last year

Lower by \$42,000 mostly offset by

Interst Income up by	\$ 14,800
Events revenue up by	\$ 13,500
Tiki/ bar net up by	\$ 4,361
Hall Rental up by	\$ 1,575

The total interest from CD's & MM (past 2 years) was \$17,567, less taxes of \$3,269- net \$14,298
Can not quantify club labor or donated materials.

Mortgage Info: Bal Due \$ 627,515 -----Payoff 642,265 Finish = Aug 2029
Interest rate change tracking; Jan 2025 7.500% FHLB Advanced +2.75
The Interest Rate Change Date is Oct 2026....Final Payment due Nov 2031

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

See the following pages for disbursement details.

Existing obligations/ appropriations include;

Unspend Reno appropriations - to finish hall	- \$ 7,351
Superbowl pool funds for new Tiki roof	- 2,891
Net of \$2000 progress paid Dec 2024	
April appropriation for 2 entry doors	- 15,000
May board approval for Electrical	- 2,500 - total = \$ 27,742

Port Norfolk Yacht Club

Expenses by Vendor Summary

January - December 2024

	Total	
	Jan - Dec 2024	Jan - Dec 2023 (PY)
USPS	425	684
VENMO - Eagle 1503	94	
VistaPrint	108	
Not Specified	3,388	4,659
Repair & Maintenance		
2023 Reno & Pumpout	0	37,573
Bert's Electric Supply	906	2,499
Ronan953	5,264	26,219
Ace Hardware	891	
Amazon	1,288	1,408
American Muscle Docks	284	
Andrews Painting, Inc		471
Atlantic Coast Tug and Marine LLC		22,431
ATS Acoustics		2,549
Aubuchon Hardware		117
Best Buy		1,456
Blue Hill Power Equipment		128
Braintree Lumber	334	
Continental Marine Services	270	
Drive In Paint Mart	63	
East Coast Marine Services		530
Edson Marine		695
Etrailer.com	339	
Harbor Freight	112	69
Home Depot	822	1,174
Home Electrical LLC	540	
Karas & Karas Glass Co., Inc		253
Koopman	957	
Lowe's	33	
Remarkable Cleanouts		106
Tractor Supply Co		270
Wayfair		1,690
William Callahan Carpentry	2,000	
Andy Polin - Reimb		695
Atha Haberis- Reimb	378	319
Barry Greene - reimb	737	
Bob Savicke - reimb	51	
Bradford Rigby-Reimb		684
Brian Saravelas Riemb		178
Dave Gendreau - reimburse	136	
David Gallagher reimburse	155	
Don Baker- Reimb	80	1,131
El Casey- Reimb	515	
Gene Irwin - reimburse		69
Jim Piasecki- Reimb	62	395
Joe Queally- riemb	877	1,067
John McManus- Reimb	692	1,005
Kathleen Ellis- Reimb	218	739

Port Norfolk Yacht Club Profit and Loss by Tag Group January - December 2024

100th Anniv		Totals									
Sponsor	100th Gala	Christmas in July	Closing Night	Father's Day	MBYCA Meeting	Members Night	Opening Night	River Rat Run	Sept Cookout & Band		
6,600	11,830	1,055	1,375	1,880			4,080	726	310	27,856	
	1,645	525	191	725			640			3,726	
\$ 6,600	\$ 13,475	\$ 1,580	\$ 1,566	\$ 2,605	\$ -	\$ -	\$ 4,720	\$ 726	\$ 310	\$ 31,582	
Income											
352 Events											
355 Raffles											
Total Income											
Expenses											
580 Events & Other Social Activity											
582 Raffle Expenses											
Total Expenses											
Net Income											

PIER 1 FLOATS 11 AND 12 REBUILD

MATERIALS

FLOATS 10' X 30'

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	TAX 6.5%	NET TOTAL
PT DECKING - 2"X6" X16'	each	40	\$ 30.97	\$ 1,238.80		
PT DECKING - 2"X8" X16'	each	34.5	\$ 8.00	\$ 276.00		
PT DECKING - 2"X10" X16'	each	4	\$ 45.93	\$ 183.72		
SS Deck Screws #10x21/2" - 350PC/BX	box	3	\$ 99.99	\$ 299.97		
			\$ -	\$ -		
			\$ -	\$ -		
Sub Total				\$ 1,998.49	\$ 129.90	\$ 2,128.39

PIER 1 FLOAT HARDWARE ELECTRICAL UPGRADE

FLOATS 1 THRU 14

ITEM	UNIT	TOTAL LENGTH	QUANTITY	420 FEET	UNIT COST	TOTAL COST	TAX 6.5%	NET TOTAL
DIAMOND PLATE 1/8" X 8" X 8'	each		105	\$ 107.85	\$ 11,324.25			
DIAMOND PLATE 1/8" X 10" X 8' <i>Aluminum</i>	each		23	\$ 120.53	\$ 2,772.19			
SS #8x1" Round Head - 1000/box	box		2	\$ 190.00	\$ 380.00			
RPI - 10'x50' EPDM	Roll		2	\$ 545.00	\$ 1,090.00			
RPI EPDM Adhesive	gallon		10	\$ 62.00	\$ 620.00			
					\$ -			
Sub Total						\$ 16,186.44	\$ 1,052.12	\$ 17,238.56

EXCL: FLOAT BOXES; HARDWARE;
UNREPAIRABLE REPAIRS FOR FRAME

GRAND TOTAL \$ 19,366.95

**PNYC
Pier 1 Electrical Repair**

14 Pedestals -2/0-----14 Pedestals -4/0-----Up to 12 junction boxes

Options 1A and 1B - with Quick Disconnects

Item	Quantity	Unit Price	Est. Cost	Adj	Adj Cost
Terminal Blocks	28	\$ 359	\$ 10,052	\$ -	\$ 10,052
Welding cable whips & lugs	1	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Terminal Box	12	\$ 319	\$ 3,828	\$ -	\$ 3,828
Meltric Male	12	\$ 1,700	\$ 20,400	\$ (13,600)	\$ 6,800
Meltric Female	12	\$ 2,219	\$ 26,628	\$ (17,752)	\$ 8,876
Meltric cable supports (male)	12	\$ 568	\$ 6,816	\$ (4,544)	\$ 2,272
Meltric cable supports (cable)	28	\$ 190	\$ 5,320	\$ -	\$ 5,320
Panelboard	1	\$ 36,200	\$ 36,200	\$ (36,200)	\$ -
Pedestals	28	\$ 1,600	\$ 44,800	\$ (38,400)	\$ 6,400
Cable	1	\$ 57,700	\$ 57,700	\$ -	\$ 57,700
Misc	1	3%	\$ 6,510	\$ -	\$ 6,510
Total Cost			\$ 223,254	\$ (110,496)	\$ 112,758

Does distinguish disconnects for 2/0 - sized for 4/0

Pedestals are an estimated based on multiple quotes for various configurations

Adj: only 4 new meltric quick connects; replace panel breaker and not buy new panels; only 4 new pedestals

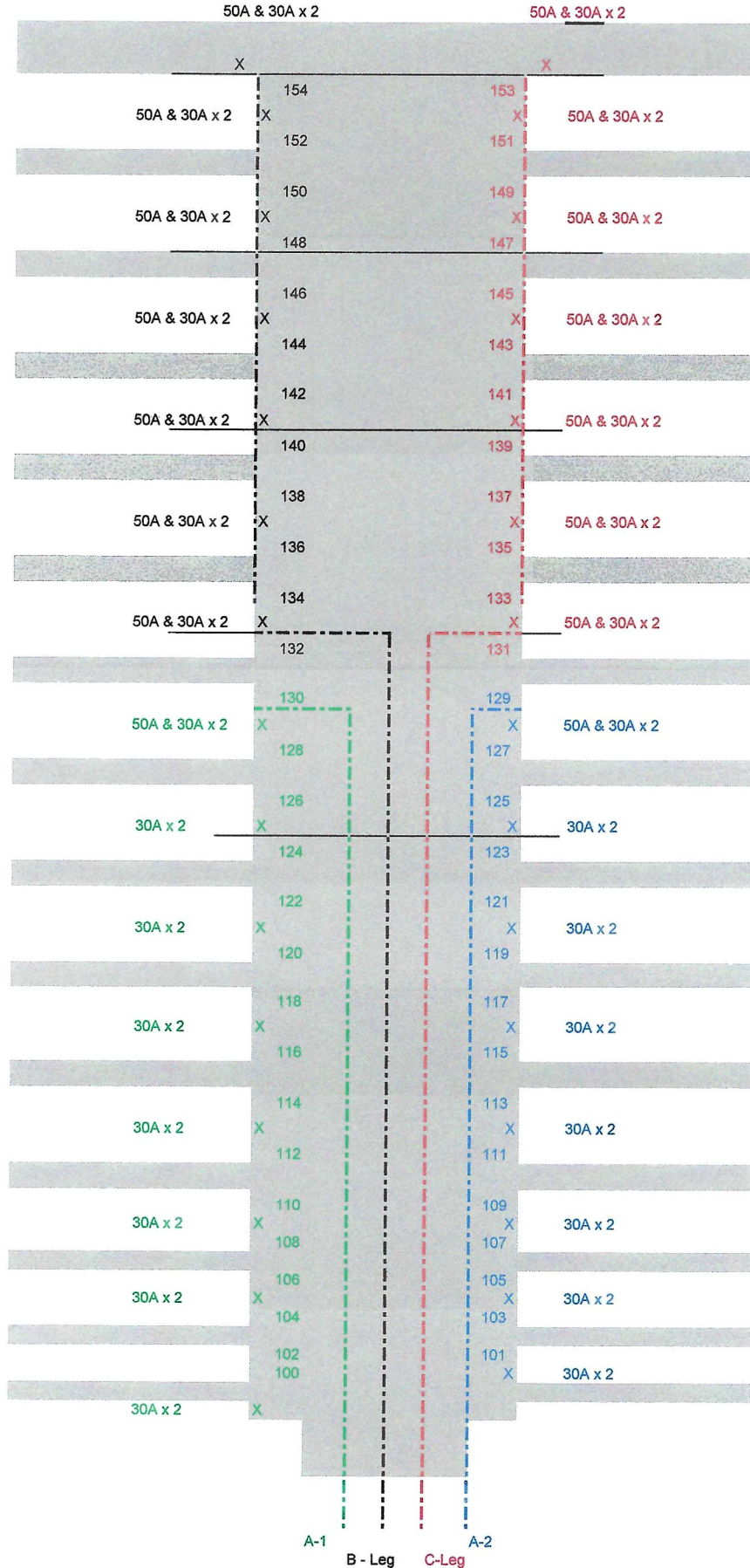
Options 2A and 2B - without Quick Disconnects

Item	Quantity	Unit Price	Est. Cost	Adj	Adj Cost
Terminal Blocks	28	\$ 359	\$ 10,052	\$ -	\$ 10,052
Welding cable whips & lugs	1	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Terminal Box	12	\$ 319	\$ 3,828	\$ -	\$ 3,828
Meltric Male	0	\$ 1,700	\$ -	\$ -	\$ -
Meltric Female	0	\$ 2,219	\$ -	\$ -	\$ -
Meltric cable supports (male)	0	\$ 568	\$ -	\$ -	\$ -
Meltric cable supports (cable)	56	\$ 190	\$ 10,640	\$ -	\$ 10,640
Panelboard	1	\$ 36,200	\$ 36,200	\$ (36,200)	\$ -
Pedestals	28	\$ 1,600	\$ 44,800	\$ (38,400)	\$ 6,400
Cable	1	\$ 57,700	\$ 57,700	\$ -	\$ 57,700
Misc	1	3%	\$ 5,040	\$ -	\$ 5,040
Total Cost			\$ 173,260	\$ (74,600)	\$ 98,660

Adj: replace panel breakers and not buy new panel; only 4 new pedestals

**PNYC
Pier 1 Electrical Repair**

X = Power Pedestal.



By Law Change Submitted by Jim Piasecki 1/28/2025

Article IV Section 41 Currently reads:

Section 41. A Junior member who attains Regular Membership will have his/her seniority date be the date he/she was accepted to Regular Membership. Initiation fee may be waived at this time at the discretion of the Board of Trustees. Any current Junior Member will be exempt from this By-Law and the By-Law of 1981-1982 shall apply. (See Attachment A)

Attachment A (as referenced in Article IV Section 41)

1981-1982 By-Laws

ARTICLE IV

Junior Member

1. Junior Membership shall count towards Regular Membership seniority if terms are uninterrupted except for military service.
2. If terms are uninterrupted, one (1) year probationary period shall be waived and double the amount paid in junior dues and initiation shall be deducted from regular initiation fee.

Proposed Article IV Section 41:

Section 41. A Junior member who attains Regular Membership will have his/her seniority date be the date he/she was accepted to Regular Membership. Initiation fee may be waived at this time at the discretion of the Board of Trustees.


1/28/2025