

**Port Norfolk Yacht Club
Meeting Minutes – Monthly
March 24, 2026**

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

Pledge of Allegiance and moment of silence:

Board Roll Call: (see attendance sheet) Quorum **Present Y 11 members present**

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

Recording Secretary Reading of the prior meeting Minutes: **All 2025 meeting minutes are posted to club website; Any request to read prior meeting minutes – Y**

Treasurer's Report Dec vs Prior Year and Full Yr Forecast for 20243 vs 2023 (Frank Hogan):
See 5-Page Report attached

- MTA made by: **Mike Rooney** 2nd: **Ed St. George** Result: **Approved**

Financial Secretary's Report 12.31.2025 (Barbra Hogan):

	2026	3/24/2026
MONTH		Mar-26
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)		\$ 31,599.29
YEAR TO DATE DEPOSITS		\$ 86,108.28
YEAR TO DATE BILLING FROM OPERATIONS		\$ 150,795.26
MEMBER A/R AS OF MONTH CUTOFF		\$ 112,303.10
MEMBER A/R OVER 60		\$ 13,175.60
A/R NON-MEMBER		\$ 6,262.50
YTD HALL RENTALS		\$ 1,275.00
ICE		
ATM		

- MTA made by: **Mike Rooney** 2nd: **Pat Calnan** Result: **Approved**

Committee Reports :

- Communications and Bills:
- Auditing: **Barry Greene** - 2025 Financials were audited and.....
- Bar: **Brad Rigby** -
- Crane & Equipment: **Ed St George**, ordering parts this week. Send email to members, Looking for members that need hours to complete the work able body people to help with work
- Dredging: **Jim Maloney**
- Electrical: **Electrical repair projects can be discussed under NEW Business; work will be completed when piers are in the water**
- Entertainment: **Kathleen Ellis**, opening night at club or Venezia? 1st, 2nd week in May, more will be reviled – 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
- Environmental & NRWA: **John McConville**
- Mass Bay: **K Carson**, sail Boston, tall ship 7/11-7/16, big events. Club event/galas?
- Fleet Captain & Insurance: **Walter Sprague**
- Floats & Float Repair: P1 **Dan Farina** P2 **Z Grady**
- Grounds: **Jim Flynn**
- Hall Rentals: **M Peltier**, two rentals in June
- Ice & Pump-Out: **W O'Donnell**
- Labor Control: **Mike Rooney** (see the hours posted on board in members lounge)
- Launch and Haul: Launch dates: 4/16, 4/19, 4/29, 5/2, 5/14, 5/16, and 5/29
- Lockers & Waste Oil: **Gary White**, setting up date to dispose
- Marina: **W O'Donnell**
- Membership Committee: **Andy Polin** - will be done at Monthly meeting
- Planning Board: **Teddy Ahern**
- Security: **Chris Papadopoulos**
- Water: **Joe Queally**

Old / Unfinished Business:

- **No Old Unfinished Business from meeting.**

New Business:

- 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.
- Proposed By Law Change presented by Barbara Hogan (attached) to be voted on at the April Quarterly Body Meeting (JP HAS QUESTION ON TIMING OF THIS)

Good of the Club:

-

Motion to adjourn:

- **Motion made by:** Barbara Hogan ; 2nd: Mike Rooney **Result:**
Approved
- **Adjourned at** 8:30 PM

Executive Session: Yes

**Port Norfolk Yacht Club
Cash Flows Summary
1st-Qtr - February 28, 2026 and 2025**

	Jan-Feb 2026	Jan-Feb 2026	Treasurer's Comments
Beginning Cash -All Accounts	\$ 202,359	\$ 442,801	
Revenues			
Dredging receipts	28,897	30,400	timing
Dues/ Services/ Misc	33,054	39,486	timing
Lockers/ Social Activity/ Misc	1,578	2,291	Higher Interest LY
Net Tiki/ Bar (after direct costs)	1,206	(473)	Sales similar
Total Cash Receipts	\$64,735	71,704	
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	29,265	30,449	
Office & Administrative	4,431	3,334	Income Tax pymnts
Social Activity- Events	0	0	
Repair & Maintenance Spending	8,744	4,836	Mostly Appr Projects
Sub-total Cash Expenses	42,441	38,619	
Mortgages (fees/int/princ)	25,025	42,525	
Total Cash Disbursements	\$67,466	81,144	
Net Cash Increase/ (Decrease)	\$ (2,730)	(9,440)	
Ending Cash -All Accounts Dec 31st	\$ 199,628	433,361	

Bank Accounts

102 1503 Heritage - Eagle Bank	19,374
106 8800 Metro CU - Bar Business	7,932
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	171,948
Undeposited funds	75
Ending Cash Balance	\$ 199,628

Mortgage Info: Bal Due \$ 226,434 -----Payoff 229,350 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	
Jan 2026 Main 11 & 12 repairs/ replace	15,000	9,309
<i>there are a couple older projects with remaining amounts</i>		

Port Norfolk Yacht Club
Expenses by Vendor Summary
 January - February, 2026

	Total		comments
	Jan - Feb, 2026	Jan - Feb, 2025 (PY)	
Utilities			
Boston Water and Sewer	856	884	
Comcast	1,076	913	
Eversource	2,849	2,669	yard/ Pier 2 kwh up 86%
National Grid	1,570	1,236	colder winter
Northeast Recycling	450	1,260	reduced to once per week
Insurance			
Philadelphia Insurance Co	4,112	3,921	D & O insurance
The Hartford	(375)	754	worker comp insurance
House Mortgage, Taxes, maintenance			
ATCO Supply Co	89		
City of Boston Real Estate	15,846	15,070	
Eagle Bank Loan	1,534	3,889	extra \$17.5 on mortgage last year
Encore-Gorham Fire		353	
GoDaddy.com	102		
MBYCA	250	250	
Miscellaneous	20		
Richard C Tulimieri Jr	2,075	2,125	
Admin, Godwill, etc,			
Adobe Inc	127	127	
Constant Contact	55	49	
Eagle Bank	10		
Lopez the Florist	100		
Mass DOR - UBIT taxes	2,055		Income taxes on 2023 & 2024 & 2025
QuickBooks Online	714	470	
QuickBooks Payments	649	654	
Santander Bank		(15)	
SCI Global Inc.	160	80	
Staples		41	
US Treasury	189	1,092	lower taxes this year
Not Specified	963		

Port Norfolk Yacht Club
Expenses by Vendor Summary
 January - February, 2026

	Total		comments
	Jan - Feb, 2026	Jan - Feb, 2025 (PY)	
Repair & Maintenance			
Amazon	97	29	
Beacon Building Products		2,370	
DockBuilders.com	1,695		Main pier project
Economy Plumbing	2,165		Main pier project
Home Depot	54		
Koopman	758		Main pier project
National Equipment Brokers, LLC		1,266	
Site Pro Services	600		Main pier project
William Callahan Carpentry		1,130	
Barry Greene - reimb		86	
Don Baker- Reimb	596	500	Main pier project
Scott McEachern - Riemb	410		Main pier project
Steve Wells reimb	3,085	1,307	Main pier project
Bar & Entertainment			
Liquor & Wine purchases	211	373	
Burke Distributing Corp	342		timing -inventory
Quality Beverage	1,047	1,820	timing -inventory
BIG Y		153	
BJ's		149	
Market Basket	31	27	
Mass DOR-bar account	372	500	
Shaws	33	120	
Bartenders	275	1,215	timing
TOTAL	\$ 47,249	\$ 46,865	

Friday, Mar 06, 2026 08:26:48 AM GMT-8 - Cash Basis

Pier Rebuild Spending 2026

Don Baker	595.62	screws, galv cmpd, misc tool bits -Ace & HD
Steve Wells/ Blue Hill Auto	3,085.30	Allied Bolt & Screw// Dock Hardware
Scott McEachern	410.24	misc tool parts -- Harbor Freight
Koopman Lumber	758.48	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>9,309.31</u>	
no February spending		
March spending includes;		
Hydro Hoist	10,503.14	deposit for 10 pedestals - electric project
Don Baker	66.86	supplies for pier rebuild work

PNYC BOARD OF TRUSTEES ATTENDANCE 2026

DATE: **3/24/2026**

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		
		11	1	0

Present 11
 Needed for QUORUM = 7

Quorum Present