

Port Norfolk Yacht Club
Meeting Minutes – Monthly
March 25, 2025

Meeting called to order by: **D Baker** at **7:00** PM

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

Board Roll Call: (see attendance sheet) **Quorum Present/Not Present**

New Members: **N/A**

Recording Secretary Reading of the prior meeting Minutes: **Feb minutes posted to website.**
No requests to re-read

Treasurer's Report Feb vs Prior Year and Full Yr 2024 (Frank Hogan): See attached 3-page report

- MTA made by: **J Piasecki** 2nd: **B Costello** Result: **Passes**

Financial Secretary's Report 2.25.2025 & 3.25.2025 (Barbra Hogan):

	2025	2/25/2025
MONTH		Feb-25
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	\$	31,066.23
YEAR TO DATE DEPOSITS	\$	62,016.41
YEAR TO DATE BILLING FROM OPERATIONS	\$	103,143.66
MEMBER A/R AS OF MONTH CUTOFF	\$	103,871.85
MEMBER A/R OVER 60	\$	3,270.00
A/R NON-MEMBER	\$	17,869.00
YTD HALL RENTALS	\$	1,275.00
ICE	\$	-
ATM	\$	225.00
	\$	-

	2025	3/25/2025
MONTH		Mar-25
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	\$	46,375.88
YEAR TO DATE DEPOSITS	\$	108,392.29
YEAR TO DATE BILLING FROM OPERATIONS	\$	149,852.00
MEMBER A/R AS OF MONTH CUTOFF	\$	86,216.23
MEMBER A/R OVER 60	\$	7,787.50
A/R NON-MEMBER	\$	17,869.00
YTD HALL RENTALS	\$	2,125.00
ICE	\$	-
ATM	\$	225.00

- MTA made by: **W O'Donnell** 2nd: **M Rooney** Result: **Passes**

Committee Reports :

- Communications and Bills: standard monthly invoices, bank statements, boat insurance renewal notices, junk mail
- Auditing: Barry Greene N/A
- Bar: Brad Rigby Suggests that rental requests & questions go through M Peltier only
- Crane & Equipment: Ed St George - Crane repair made to outrigger leg & new wire rope purchased for spreader
- Dredging: Jim Maloney N/A
- Electrical: Tom Joyce No Report
- Entertainment: Kathleen Ellis D Baker - 5/31 Opening Night; Follow-up with Brad about Members Night in April
- Environmental & NRWA: John McConville There's a mtg tonight going over "up the river samples"; EPA seems preoccupied/nervous about DOGE cuts and not too much "looking forward" info provided
- Fleet Captain & Insurance : Walter Sprague No Report
- Floats & Float Repair: P1 D Farina No Report P2 Z Grady No Report
- Grounds: Jim Flynn No Report Hall Rentals: M Peltier No Report
- Ice & Pump-Out: W O'Donnell N/A
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: J Piasecki 1st launch 4/29 35 days away Notice sent to boat & trailer owners
- Lockers & Waste Oil: Gary White: No Report
- Marina: W O'Donnell
- Mass Bay: K Carson Mtg at PNYC is booked and they will provide their own refreshments; Need to get Yearbook Info in by 4/22
- Membership Committee: Andy Polin John Lucinski wishes to move forward with his probationary membership (had previously paid & and requested a delay in starting)
- Planning Board: Teddy Ahern No Report
- Security: Chris Papadopoulos No Report, but board discussed fact that audio functionality of new cameras has been turned off at the board's request. Also discussed request that access to security cameras be granted to all members. Will follow-up to see if "view only" access can be granted to certain cameras once they are all in place
- Snow: Tom Cavanaugh: N/A
- Water: Joe Queally No Report (see Old Business Pier Repair Project)

Old / Unfinished Business:

- Pier 13-14 & TFloat Project Status
 - Material scheduled for Wed 3/26
 - J McManus provided plumbing quotes & would like to order materials ASAP
- Electrical Project Status
 - Cable is here; Pedestals & Connectors are on order; need to schedule installation
- J McConville provided info on wifi (attached) – Discussed having his “guy” give us an assessment / estimate on how to improve wifi strength, coverage, link to potential security system (gates & building)

New Business:

- Need to get at least the following on the calendar ASAP:
 - Members’ Night (4/15? 4/17?) Reg/Life/ Prob members only; no guests
 - Opening Night (5/31)
 - Memorial Weekend Event
 - Fathers’ Day Brunch

Commercial Insurance coming up for renewal at ~\$35,000

Dumpsters – Send Email about what goes in and how much

Good of the Club:

- none

Motion to adjourn:

- Motion made by: **W O’Donnell** ; 2nd: **B Costello** Result: **Pass**
- Adjourned at **7:58** PM

Executive Session: **Yes**

PNYC BOARD OF TRUSTEES ATTENDANCE 2025**DATE: 3/25/2025**

Quarterly & Regular Monthly Mtgs

NAME	POSITION	PRESENT	EXCUSED	ABSENT
DON BAKER	COMMODORE	1		
WARREN O'DONNELL	VICE-COMMODORE	1		
RON BROUSSEAU	REAR COMMODORE	1		
FRANK HOGAN	TREASURER	1		
BARBARA HOGAN	FINANCIAL SECRETARY	1		
JIM PIASECKI	RECORDING SECRETARY	1		
TEDDY AHERN	TRUSTEE '24 AND '25		1	
JOHN MCCONVILLE	TRUSTEE '24 AND '25	1		
BRIAN WHITE	TRUSTEE '24 AND '25			1
BRIAN COSTELLO JR	TRUSTEE '25 AND '26	1		
MICHAEL ROONEY	TRUSTEE '25 AND '26	1		
PHIL SKRABUT	TRUSTEE '25 AND '26	1		
		10	1	1
Present	10			
Needed for QUORUM =	7	Quorum Present		

**Port Norfolk Yacht Club
Cash Flows Summary
February 28 & 29, 2025 and 2024**

	Actual YTD 2025	Actual YTD 2024	Total Actual 2024
Beginning Cash -All Accounts Jan 1st	\$ 442,801	\$ 331,971	\$ 331,971
Revenues			
Dredging receipts	30,400	29,386	133,962
Dues/ Services/ Misc	35,940	37,845	231,557
Lockers/ Social Activity/ Misc	5,837	7,753	105,911
Net Tiki/ Bar (after direct costs)	(473)	746	29,728
Total Cash Receipts	\$71,704	75,730	\$501,158
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	30,449	25,678	167,594
Office & Administrative	3,334	4,024	18,228
Social Activity- Events	0	0	36,116
Repair & Maintenance Spending	4,836	158	18,240
Sub-total Cash Expenses	38,619	29,860	240,178
Mortgages (fees/int/princ)	42,525	25,025	150,150
Total Cash Disbursements	\$81,144	54,885	\$390,327
Net Cash Increase/ (Decrease)	\$ (9,440)	20,844	\$ 110,831
Ending Cash -All Accounts February 28th	\$ 433,361	352,815	\$ 442,801

Bank Accounts

102 1503 Heritage - Eagle Bank	39,694
106 8800 Metro CU - Bar Business	6,624
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	386,744
Undeposited funds	0
Available in Bank Accounts	\$ 433,361
117 Certificates of Deposit	-
Ending Cash Balance	\$ 433,361

Cash Flow - comments

Mortgage Info: Bal Due \$ 588,879 -----Payoff 602,183 Cur Rate 3.875%
Interest rate change tracking; Feb 2025 6.950% (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;

	<u>Approp</u>	<u>Spent</u>	<u>Remain</u>
2024 Unspend Reno appropriations - to finish hall	7,351		7,351
Superbowl pool funds for new Tiki roof - ;	5,500	5,500	0
April 2024 appropriation for 2 entry doors	15,000		15,000
Jan 2025 Electrical repair - Pier 1	110,000	-	110,000
Jan 2025 Decking repairs/ replace	25,000	1,307	23,693
Feb 2025 Racks for connex box	1,266	1,266	-
Total Remaining Appropriations			\$ 156,044

All Compliance Reporting Completed through March includes;

2024 Tax & Information returns to IRS;// Form ABC & Personal Property to City of Boston,
 Application details for Commercial Liability Insurance renewal effect 3/15;// Worker Comp Audit
 Certificate of Directors & Officers to Secretary of Commonwealth;// Covenants to Eagle Bank

Port Norfolk Yacht Club
Expenses by Vendor Summary
January - February, 2025

	Total	
	Jan - Feb, 2025	Jan - Feb, 2024 (PY)
Utilities		
Boston Water and Sewer	884	490
Comcast	913	795
Eversource	2,669	2,372
National Grid	1,236	897
Northeast Recycling	1,260	437
Insurance		
Atlantic Charter Ins Comp		1,179
Philadelphia Insurance Co	3,921	2,446
The Hartford	754	
House Mortgage, Taxes, maintenance		
ATCO Supply Co		140
City of Boston Real Estate	15,070	14,684
Eagle Bank Loan	42,525	25,025
Encore-Gorham Fire	353	
MBYCA	250	
Richard C Tulimieri Jr	2,125	2,150
Admin, Godwill, etc,		
Adobe Inc	127	127
Constant Contact	49	49
Eagle Bank		10
Liberty Printing Co., Inc.		825
Lopez the Florist		131
QuickBooks Online	470	1,063
QuickBooks Payments	654	635
Santander Bank	-15	95
SCI Global Inc.	80	160
Staples	41	
The Boston Home		250
US Treasury	1,092	
USPS		15
VistaPrint		108
Not Specified		1,469

Port Norfolk Yacht Club

Expenses by Vendor Summary

January - February, 2025

	Total	
	Jan - Feb, 2025	Jan - Feb, 2024 (PY)
<i>Repair & Maintenance</i>		
Amazon	29	143
Beacon Building Products	2,370	
Home Depot		158
Natioanal Equipment Brokers, LLC	1,266	
William Callahan Carpentry	1,130	
Barry Greene - reimb	86	
Don Baker- Reimb	500	
Ken Clifford- Reimb		500
Steve Wells reimb	1,307	
<i>Bar & Entertainment</i>		
Liquor & Wine purchases	373	828
Burke Distributing Corp		529
Quality Beverage	1,820	2,606
BIG Y	153	24
BJ's	149	140
Market Basket	27	55
Mass DOR-bar account	500	919
Restaurant Depot		156
Shaws	120	10
Stop & Shop		155
Bartenders	1,215	1,440
TOTAL	\$ 85,501	\$ 63,216

Tuesday, Mar 18, 2025 11:27:22 AM GMT-7 - Cash Basis

Projects Appropriated @ January Body Meeting

Tracking Through 3/25/2025

Pier 1 Mains # 13 and #14

	<u>Approp \$\$</u>	<u>Spend \$\$</u>	ref #
Lumber & deck screws	2,130	2,818	1
Diamond plates & adhesives	17,200		2
Floats/ Hardware/ unseen structural	5,670	5,658	3
Totals	25,000	8,476	

Notes to spending;

Lumber order reconfigured to include joist repairs

Hardware increased for unseen wear & tare

Approp \$\$ did not include T-float repairs

Spending through March 25th includes;

\$\$ by Ref #

Dennis Kulazsa reimb	Riverhead Bldg Supply/ Lansing Bldg Pro	2,818	1	2,818
Home Depot	paint for galvanize hdwr	149	3	
Steve Wells reimb	Allied Bolt & Screw	3,403	3	
Steve Wells reimb	Dockhardware.com	2,106	3	5,658

Electrical repairs

	<u>Approp \$\$</u>	<u>Spend \$\$</u>	ref #	<u>Not Approp in Estimate</u>
Terminal Block/ Boxes/ Welding	18,800		1	
Metric Male & Female/ supports	23,268		2	35,896
Pedestals - 4	6,400	12,757	3	38,400
Cable (original est includes mix)	57,700	14,272	4	
Panelboard	-			36,200
other misc	3,832		5	
Totals	110,000	27,029		110,496

Notes to spending;

Plan includes testing to identify replacement repairs needed.

Metric connection was reduced from 12 to 4 for the appropriation vote.

Pedestals were for 28 in the estimate, reduced to 4. -Ordered 6 with breakers

Panelboard was not included until all pier repairs are completed. As Permits will be Required

Spending through March 25th includes;

\$\$ by Ref #

Nassau National Cable Corp	400 ft per quote SJ1546R	14,272	4
HydroHoist LLC	6 Pedestals	12,757	3

Good afternoon,

I wanted to followup on my WIFI action item from our last meeting concerning a potential WIFI upgrade Course of Action (COA). I had a discussion/email exchange with a friend. My friend's thoughts and input concerning a potential WIFI upgrade COA are below.

All the best,

Vr

John McConville

← CHECK IT OUT

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Potential WIFI upgrade Course of Action (COA) input

- One of the best enterprise solutions at a great price point is Ubiquiti <https://www.ui.com/introduction>
- It is cost effective and has the latest technology, (i.e. can deploy WiFi7 with 6GHz frequency)
- Ubiquiti is super easy to use and has a free management platform that can be accessed through the Internet (can see cameras, access points (APs), and clients from anywhere).
- A value with Ubiquiti is 60GHz point to point that helps wireless extend network to support current ethernet cabling.
- For marina's, consider NEMA enclosures, lighting protection, and protecting connections.
- Recommend Ubiquiti products for switching, APs, and cameras.
- In terms of coverage, a streaming use case, and goals for system, can create a "heatmap" of coverage. Use Google Earth to identify coverage needed. (i.e. entire parking lot?, Pier 1?, Pier 2? Gate? or any coverage in the clubhouse/tiki hut etc?)
- Project about 10 APs would be required for docks, the 4 cameras, ethernet cabling, switches, core management server/camera hard drive, additional installation hardware, any power work...
- Ubiquiti is a favorite of ISPs and WiFi installers.
- If interested in Comcast Business offering, can put in touch with someone.
- There are a lot of consultants/companies out there but they typically bill a lot.
- If your team wanted to just stand it up themselves, the Ubiquiti stuff is excellent, you buy direct, and cheap in price. I can help with what you need to buy.
- Lot of pro installation/consultants that will do Ubiquiti, you just have to watch out as many over charge on equipment, installation and try to sell reoccurring monitoring services.

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