

Port Norfolk Yacht Club
Meeting Minutes – Monthly
June 24, 2025

Meeting called to order by: **D Baker** at **7:05** PM

Pledge of Allegiance and moment of silence: **Paul Lynch; Done**

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

New Members: **No Probationary to Regular. Eric Issner & Patrick Lee Apps & Pymts received; Follow-up on Austin Graham paperwork & payment support**

Recording Secretary Any Request to Read Prior Meeting Minutes: **No Request to read, but JP needs to send to board for approval and & post to website**

Treasurer's Report May vs Prior Year and Full Yr 2024 (Frank Hogan):

- MTA made by: **J Piasecki** 2nd: **R Brousseau** Result: **Accepted**

Financial Secretary's Report 6.24.2025 (Barbra Hogan):

	2025	5/28/2025	6/24/2025
MONTH		May-25	Jun-25
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)		\$ 67,885.68	\$ 19,822.35
YEAR TO DATE DEPOSITS		\$ 202,848.08	\$ 222,670.43
YEAR TO DATE BILLING FROM OPERATIONS		\$ 283,775.10	\$ 289,612.60
MEMBER A/R AS OF MONTH CUTOFF		\$ 103,769.71	\$ 90,830.84
MEMBER A/R OVER 60		\$ 2,212.50	\$ 942.50
A/R NON-MEMBER		\$ 33,069.00	\$ 33,069.00
YTD HALL RENTALS		\$ 4,250.00	\$ 4,250.00
ICE		\$ -	
ATM		\$ 225.00	\$ 225.00

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

Committee Reports :

- Communications and Bills: Normal Stuff
- Auditing: Barry Greene N/A
- Bar: Brad Rigby no report
- Crane & Equipment: Ed St George no report
- Dredging: Jim Maloney N/A
- Electrical: Tom Joyce see Old / Unfinished Business
- Entertainment: Kathleen Ellis no report
- Environmental & NRWA: John McConville Superfund Top person stepping down; 7/13 deadline for 1 month open commentary period; 7/9 verbal comments can be made.
 >> Draft letter for PNYC Members other Yacht Clubs and Businesses.
- Fleet Captain & Insurance : Walter Sprague no report
- Floats & Float Repair: P1 D Farina no report P2 Z Grady Will work on P2 decking issues
- Grounds: Jim Flynn Will do a clean up Sat 9am get email out to body for help
- Hall Rentals: M Peltier no report
- Ice & Pump-Out: W O'Donnell (Ron will get pumpout done; hose has been found)
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: J Piasecki launches done; need to schedule hauls mid-Sep to mid Oct
- Lockers & Waste Oil: Gary White: Lockers Irwin from large 26 to small 26 and Maher to large 26
- Marina: W O'Donnell
- Mass Bay: K Carson Meeting here this Fri – need paper products; coffee, 8 rounds and 2 rectangles for board & 2 for food & refreshments; Yearbook arrive around 2:30; actual mtg goes 7:30 to 9:00
- Membership Committee: Andy Polin no report
- Planning Board: Teddy Ahern - will follow up on clubhouse doors
- Security: Chris Papadopoulos - Progressive
- Snow: Tom Cavanaugh: N/A
- Water: Joe Queally - At least 3 issues on P2 reported; JQ will address on Thu 6/26 when back from Fla

Old / Unfinished Business:

- Gates - JP to follow up with M Mancuso on front gate and Biff Creighton on pier 1 and 2 security gates
- Mobile ladders – Follow up with Phil Skrabut
- Electric Status Update T Joyce Phase 1:
 - Pedestals on main floats are connected

- T Float pedestals (4) will be connected next & will be on B-leg
- A (all slips 101-126) and C (odd side from slip 127 to 153) legs have been up and operational without issue.
- B leg (even side from slip 128-154 and tfloat) should be ready to turn on by end of the month.
- Once B leg is energized and checked Phase 1 of the project will be complete and we will complete the installation of the diamond plate and decking.

New Business:

- **Start/continue planning for functions including 8/9 TRYC Invasion (here):**
 - **entertainment is set for happy hour**
 - **breakfast for Sunday is set**
 - **need to schedule lunch & dinner**
 - **work detail crews will be needed throughout the weekend**
 - **need to determine how many spots we will have and coordinate with TRYC**
 - **post / publicize to PNYC membership**
- **Get word out that the Election Committee will be elected at next month at quarterly body meeting**

Good of the Club:

- **Need to assemble the new “clean” dock carts and label**

Motion to adjourn:

- **Motion made by: B. Hogan 2nd: M Rooney Result: Accepted**
- **Adjourned at 8:02 PM**

Executive Session: Yes

PNYC BOARD OF TRUSTEES ATTENDANCE 2025**DATE: 6/24/2025**

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
May 31, 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	72,347	61,142	133,962
Dues/ Services/ Misc	127,211	104,355	231,557
Lockers/ Social Activity/ Misc	24,933	23,590	105,911
Net Tiki/ Bar (after direct costs)	4,411	5,209	29,728
Total Cash Receipts	\$228,902	194,297	\$501,158
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	98,032	89,800	167,594
Office & Administrative	10,637	9,175	18,228
Social Activity- Events	6,196	4,907	36,116
Repair & Maintenance Spending	84,067	4,121	18,240
Sub-total Cash Expenses	198,932	108,002	240,178
Mortgages (fees/int/princ)	132,562	62,562	150,150
Total Cash Disbursements	\$331,494	170,564	\$390,327
Net Cash Increase/ (Decrease)	\$ (102,593)	23,732	\$ 110,831
Ending Cash -All Accounts May 31st	\$ 340,209	355,703	\$ 442,801

Bank Accounts

102 1503 Heritage - Eagle Bank	17,801
106 8800 Metro CU - Bar Business	6,236
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	314,962
Undeposited funds	910
Ending Cash Balance	\$ 340,209

Cash Flow - comments

Mortgage Info: Bal Due \$ 504,217 -----Payoff 515,932 Cur Rate 3.875%
Interest rate change tracking; May 2025 6.960% (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; thru 6/20	Approp	Spent	Remain
2024 Unspend Reno appropriations - to finish hall	7,351		7,351
April 2024 appropriation for 2 entry doors	15,000		15,000
Jan 2025 Electrical repair - Pier 1	110,000	44,279	65,721
Jan 2025 Decking repairs/ replace	25,000	33,380	(8,380)

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 - May, 2025

	Total	
	Jan - May, 2025	Jan - May, 2024 (PY)
<i>Repair & Maintenance</i>		
Ace Hardware	143	277
Allied Bolt & Screw Corp	1,694	
Amazon	266	749
American Muscle Docks	677	284
Badger Machine Works Inc	10,500	
Beacon Building Products	2,370	
Bert's Electric Supply	278	
Braintree Lumber		334
Controller Service & Sales	14,426	
Home Depot	605	540
HydroHoist LLC	12,757	
Jack Connolly	800	
Koopman	2,918	957
Lowes		33
Nassau National Cable Corp	14,272	
National Equipment Brokers, LLC	1,266	
Neponsit Circle Car Wash	28	28
Ronan953	1,000	
Timberline Enterprises, LLC	336	
William Callahan Carpentry	1,130	
Barry Greene - reimb	86	
Dave Gendreau - reimburse		136
David Gallagher reimburse		155
Dennis Kulezsa reimb	3,378	
Don Baker- Reimb	893	80
Edward St George- Reimb	696	
Jim Piasecki- Reimb	3,985	62
Joe Queally- riemb		877
John McManus- Reimb	2,559	
Kathleen Ellis- Reimb		12
Ken Clifford- Reimb		721
Kris Creighton -reimburs	1,097	
Patrick McDonough- Reimb		236
Paul Roche reimb	77	
Steve Wells reimb	8,419	
Ted Ahern - reimb	264	1,050

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

	Total	
	Jan - May, 2025	Jan - May, 2024 (PY)
<i>Utilities</i>		
Boston Water and Sewer	2,040	1,165
Comcast	2,205	1,987
Eversource	5,858	6,501
National Grid	2,315	1,735
Northeast Recycling	3,150	1,806
<i>Insurance</i>		
Atlantic Charter Ins Comp		1,179
Inact Insurance		32,839
Mount Vernon Fire Insurance Co	4,202	4,433
MS Peltier Insurance Services LLC	34,590	
Philadelphia Insurance Co	3,921	2,446
The Hartford	754	
<i>House Mortgage, Taxes, maintenance</i>		
ATCO Supply Co	615	300
City of Boston Real Estate	30,139	29,368
Eagle Bank Loan	132,562	62,562
Encore-Gorham Fire	353	
Joyce and Gendreau Jewelers		60
MBYCA	250	250
Miscellaneous	177	5
Prestige Flag	171	242
Richard C Tulimieri Jr	5,300	5,225
<i>Admin, Godwill, etc,</i>		
Adobe Inc	127	127
Constant Contact	122	122
Deluxe for Business		74
Eagle Bank		10
Erin M Keller		250
Liberty Printing Co., Inc.	957	825
Lopez the Florist	316	250
Nash CPA's LLC	2,250	2,000
QuickBooks Online	1,155	1,110
QuickBooks Payments	1,852	1,565
Santander Bank	-15	185
SCI Global Inc.	400	160
Staples	253	
The Boston Home		250
US Treasury	1,892	577
USPS	219	166
VistaPrint		108
Not Specified	1,203	1,469

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

	Total	
	Jan - May, 2025	Jan - May, 2024 (PY)
<i>Bar & Entertainment</i>		
Liquor & Wine purchases	2,599	2,872
Burke Distributing Corp	2,457	2,855
Quality Beverage	4,514	5,003
Anthony Columbus Catering	4,031	3,777
BIG Y	210	79
BJ's	461	387
Dollar Tree	5	
Etsy	289	
Market Basket	27	66
Mass DOR-bar account	1,582	1,698
Restaurant Depot	327	156
Roche Brothers		11
Shaws	618	562
Stop & Shop		172
Walmart	25	
Windy City Pizza	368	256
Bartenders	3,579	3,885
TOTAL	\$ 347,345	\$ 189,663

Projects Appropriated @ January Body Meeting

Tracking Through 6/20/2025

Pier 1 Mains # 13 and #14

	<u>Approp \$\$</u>	<u>Spend \$\$</u>	ref #
Lumber & deck screws	2,130	6,465	1
Diamond plates & adhesives	17,200	11,060	2
Floats/ Hardware/ unseen structural	5,670	15,855	3
Totals	25,000	33,380	

Notes to spending;

Lumber order reconfigured to include joist repairs & T-float & Fingers

Hardware increased for unseen wear & tare

Approp \$\$ did not include plumbing on #13 & 314

Approp \$\$ did not include 8 Floats purchased

Spending through May 21st includes;

\$\$ by Ref

Dennis Kulazsa reimb	Riverhead Bldg Supply/ Lansing Bldg Prox	2,818	1	
Koopman & Don Baker reimb & Timberline		3,647	1	6,465
Badger Machine Works	diamond plates	10,500	2	
Dennis Kulazsa reimb	adhesives & tape	560	2	11,060
Home Depot	paint for galvanize hdwr	888	3	
Allied Bolt & Screw	includes thru Steve Wells & J Piasecki	6,684	3	
Dockhardware.com	includes thru Steve Wells	2,623	3	
Dock Boxes Unlimited	8 floats	3,101	3	
McManus reimb	Economy Plumbing	2,559	3	15,855

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	14,426	2	35,896
Pedestals - 4	6,400	12,757	3	38,400
Cable (original est includes mix)	57,700	14,442	4	
Panelboard	-			36,200
other misc	3,832	2,804	5	
Totals	110,000	44,428		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 May 21st includes;

\$\$ by Ref

Controller Service & Sales	400 ft per quote SJ1546R	14,426	2	
HydroHoist LLC	6 Pedestals	12,757	3	
Nassau National Cable Corp	plus tape etc	14,442	4	
Berts Electric & Allied Bolt	misc	2,804	5	