

Port Norfolk Yacht Club
Meeting Minutes – Monthly
August 26, 2025

Meeting called to order by: **D Baker** at **7:03** PM

Pledge of Allegiance and moment of silence: **Paul Roche in hospital**

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

New Members: **No Probationary to Regular.**

Recording Secretary Any Request to Read Prior Meeting Minutes: **D Kulesza asked to have meeting minutes read and threatens to get a court order to have them read.**

It was explained that the Quarterly Mtg minutes were approved by the board and will be posted to the website. A correction was brought up regarding the July Monthly meeting minutes and will be addressed / resolved under executive session and then posted to the website for the membership

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

- MTA made by: **J Piasecki** 2nd: **M Rooney** Result: **Accepted**

Financial Secretary's Report 8.25.2025 (Barbra Hogan):

	2025	8/25/2025
MONTH		Aug-25
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)		\$ 35,887.10
YEAR TO DATE DEPOSITS		\$ 336,581.81
YEAR TO DATE BILLING FROM OPERATIONS		\$ 376,888.26
MEMBER A/R AS OF MONTH CUTOFF		\$ 62,079.50
MEMBER A/R OVER 60		\$ (24.50)
A/R NON-MEMBER		\$ 38,619.00
YTD HALL RENTALS		\$ 4,250.00
ICE		\$ 455.00
ATM		\$ 430.00

- MTA made by: **J Piasecki** 2nd: **M Rooney** Result: **Accepted**

Committee Reports :

- Communications and Bills: Dennis Kulesza July 26th Letter/Email (attached) was read into the minutes
- Auditing: Barry Greene N/A
- Bar: Brad Rigby Great Weekend thanks to NRB live "free" music
- Crane & Equipment: Ed St George No report
- Dredging: Jim Maloney N/A
- Electrical: Tom Joyce No report
- Entertainment: Kathleen Ellis No report
- Environmental & NRWA: John McConville
- 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 - another \$468 check was given tonight to FS
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: J Piasecki Haul Dates are set; need to schedule launches for 2026
- Lockers & Waste Oil: Gary White: Lockers D Baker reports – EPA # expired and Gary White getting a new one. W.O'Donnell did a clean-up outside of this area. Discussion on what should be done about people leaving items in this area despite multiple requests/warnings to stop. Camera? Sign? Both? Automatic suspension if identified? W. Shalit reports that City of Boston will take up to 20 gallons of gas or oil free 4 times per year
- Marina: W O'Donnell has been plenty of space and most members have been notifying club of leaves
- Mass Bay: K Carson nothing from MBYC. If we want to invite any clubs to our function; Check on dredging group from MBYCA that; J Maloney said state did pair 1 dredge for us in 1984 and they said NO to SHYC who thinks that they are jumping on a reported UMass dredge
- Membership Committee: Andy Polin Waiting on some info for couple of potential members; but don't have it yet.
- Planning Board: Teddy Ahern - security will be moved to outside door rather than inside; new lighting in foyer; quote on gate;
- Security: Chris Papadopoulos
- Snow: Tom Cavanaugh: N/A
- Water: Joe Queally N/A

Old / Unfinished Business:

- Gate – Will Shalit quotes / comments about main gate – current system is not 100% functional (cannot add or subtract codes) and quote to fix is ~\$5k. Two quotes to repair replace came in in the \$8k-\$10k range and one for \$25k but won't use anything we have. Teddy & Will will work together on this. Will S. can get it temp fixed for about \$1k
- Security gates at piers – see if we can link to whatever security system we put into place
-

New Business:

- Insurance & Boat Storage
 - Need to get an update that all boats on club property have insurance
 - Discussion on what to do with dead boats in yard: *Empty Pockets, Priceless, Carston, and Lynch* boats. Crushing before first haul may be most economical for all involved
- Get rubber for Diamond Plate Panels
- Paint Upstairs Members' Lounge - Top Tierney to paint before we move upstairs
- Steve Hollowed has paintings he wants to donate
- No River Rat Run
- Closing Night will be Saturday 11/1

Good of the Club:

- P Skrabut to sell mooring – K Carson interested

Motion to adjourn:

- Motion made by: **B Hogan** 2nd: **M Rooney** Result: **Accepted**
- Adjourned at **8:06** PM

Executive Session: **Yes**

PNYC BOARD OF TRUSTEES ATTENDANCE 2025

DATE: 8/26/2025

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	2	0

Present 10
Needed for QUORUM = 7

Quorum Present

**Port Norfolk Yacht Club
Cash Flows Summary
July 31, 2025 and 2024**

	<u>Actual YTD 2025</u>	<u>Actual YTD 2024</u>	<u>Total Actual 2024</u>
Beginning Cash -All Accounts Jan 1st	\$ 442,801	\$ 331,971	\$ 331,971
Revenues			
Dredging receipts	106,631	88,189	133,962
Dues/ Services/ Misc	203,210	171,856	231,557
Lockers/ Social Activity/ Misc	39,833	43,507	105,911
Net Tiki/ Bar (after direct costs)	9,657	13,906	29,728
Total Cash Receipts	\$359,331	317,458	\$501,158
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	124,847	117,683	167,594
Office & Administrative	14,192	11,562	18,228
Social Activity- Events	7,420	11,975	36,116
Repair & Maintenance Spending	98,107	12,539	18,240
Sub-total Cash Expenses	244,567	153,759	240,178
Mortgages (fees/int/princ)	192,587	87,587	150,150
Total Cash Disbursements	\$437,155	241,346	\$390,327
Net Cash Increase/ (Decrease)	\$ (77,823)	76,111	\$ 110,831
Ending Cash -All Accounts July 31st	\$ 364,978	408,082	\$ 442,801

Bank Accounts

102 1503 Heritage - Eagle Bank	16,279
106 8800 Metro CU - Bar Business	9,208
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	339,091
Undeposited funds	0
Ending Cash Balance	\$ 364,878

Cash Flow - comments

Revenues up \$18,600 for Probationary
increase 7 vs 1

Spending is in line with expectation
increases in Utilities (except Electric)
and Insurance; & Mortgage payments

Mortgage Info: Bal Due \$ 447,285 -----Payoff 457,408 Cur Rate 3.875%
Interest rate change tracking; Aug 2025 6.730% (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>
2024 Unspend Reno appropriations - to finish hall	7,351	
April 2024 appropriation for 2 entry doors	15,000	
Jan 2025 Electrical repair - Pier 1	110,000	55,111
Jan 2025 Decking repairs/ replace	25,000	32,588
All other Repair & Maint		10,408
Crane & Equip; Grounds & Safety; Pier 2 gangway & fingers; Tiki roof; work parties		

Port Norfolk Yacht Club

Expenses by Vendor Summary

January - July, 2025

		Total	
		Jan - Jul, 2025	Jan - Jul, 2024 (PY)
Utilities			
	Boston Water and Sewer	3,214	3,014
	Comcast	3,181	2,782
	Eversource	10,742	13,095
	National Grid	2,430	1,834
	Northeast Recycling	4,410	3,006
Insurance			
	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	
House Mortgage, Taxes, maintenance			
	ATCO Supply Co	932	618
	City of Boston Real Estate	44,856	43,732
	Eagle Bank Loan	192,587	87,587
	Encore-Gorham Fire	353	
	GoDaddy.com	293	217
	Joyce and Gendreau Jewelers	542	60
	MBYCA	250	250
	Miscellaneous	177	270
	Prestige Flag	171	242
	Richard C Tulimieri Jr	7,475	7,525
	Tolman Mfg. & Supply Co.	102	102
Admin, Godwill, etc,			
	Adobe Inc	127	127
	Constant Contact	177	171
	Deluxe for Business	217	74
	Eagle Bank		10
	Erin M Keller		250
	Liberty Printing Co., Inc.	957	825
	Lopez the Florist	410	340
	Nash CPA's LLC	2,250	2,000
	QuickBooks Online	1,692	644
	QuickBooks Payments	2,831	2,364
	Santander Bank	-15	245
	SCI Global Inc.	400	320
	Staples	253	
	The Boston Home		250
	US Treasury	2,692	1,077
	USPS	219	189
	VENMO - Eagle 1503	14	30
	VistaPrint		108
	Not Specified	1,337	2,869

Port Norfolk Yacht Club

Expenses by Vendor Summary

January - July, 2025

	Total	
	Jan - Jul, 2025	Jan - Jul, 2024 (PY)
Repair & Maintenance		
Ace Hardware	154	702
Allied Bolt & Screw Corp	1,694	
Amazon	1,250	1,267
American Muscle Docks	1,234	284
Badger Machine Works Inc	10,500	
Beacon Building Products	2,370	
Bert's Electric Supply	3,182	
Braintree Lumber		334
Controller Service & Sales	14,426	
Dennis Derenne Electric	100	
Drive In Paint Mart		63
Etrailer.com		339
Harbor Freight		58
Home Depot	668	761
HydroHoist LLC	12,757	
Jack Connolly	800	
Koopman	2,918	957
Lowes		33
Nassau National Cable Corp	24,280	
National Equipment Brokers, LLC	1,266	
Neponsit Circle Car Wash	28	28
Ronan953	1,000	4,586
Timberline Enterprises, LLC	336	
William Callahan Carpentry	1,130	
Atha Haberis- Reimb		73
Barry Greene - reimb	86	737
Bob Savicke - reimb		51
Dave Gendreau - reimburse		136
David Gallagher reimburse		155
Dennis Kulezsa reimb	3,378	
Don Baker- Reimb	1,477	80
Edward St George- Reimb	696	
El Casey- Reimb		124
Jim Piasecki- Reimb	3,985	62
Joe Queally- riemb		877
John McManus- Reimb	2,559	692
Kathleen Ellis- Reimb		197
Ken Clifford- Reimb		996
Kris Creighton -reimburs	1,097	1,594
Larry Pacino reimb		475
Patrick McDonough- Reimb		236
Paul Roche reimb	77	
Steve Wells reimb	8,419	277
Ted Ahern - reimb	264	1,050
Will Shalit - reimburse		332

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

	Total	
	Jan - Jul, 2025	Jan - Jul, 2024 (PY)
Bar & Entertainment		
Liquor & Wine purchases	4,622	6,323
Burke Distributing Corp	3,278	3,932
Quality Beverage	5,553	7,670
Anthony Columbus Catering	4,031	3,777
BIG Y	261	151
BJ's	772	709
Costco Wholesale		17
Dollar Tree	119	77
Etsy	289	2,347
Jimmy Coyne Promotions		4,027
Konditor Meister	135	
Lambert's Market		487
Market Basket	27	102
Mass DOR-bar account	2,502	2,978
Ocean State		14
Paul W. Marks Co., Inc.	270	
Restaurant Depot	327	255
Roche Brothers		11
Shaws	1,007	1,664
Stop & Shop	183	309
Venezia Rest		500
Walmart	205	509
Windy City Pizza	368	256
Bartenders	6,321	5,397
TOTAL	\$ 461,142	\$ 276,191

Tuesday, Aug 05, 2025 05:56:10 AM GMT-7 - Cash Basis

Port Norfolk Yacht Club
Profit and Loss by Event
 July - Sept 2025

	Christmas in July		Invasion -not		Pig Roast & Crazy Old Dogs			
	2025	2024	2025	2022	2025	2024	2025	2024
Headcount	74	69	46	72				
352 Events	750	1,035	460	3,940				
355 Raffles	370		130	310				
Total Income	\$ 1,120	\$ 1,035	\$ 590	\$ 4,250	\$ 0	\$ 0	\$ 0	\$ 0
Expenses								
580 Event Costs	481	1,539	504	2,786				
582 Raffle Expenses	100							
Total Expenses	\$ 581	\$ 1,539	\$ 504	\$ 2,786	\$ 0	\$ 0	\$ 0	\$ 0
Net Income	\$ 539	\$ (504)	\$ 86	\$ 1,464	\$ -	\$ -	\$ -	\$ -

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

Bar Revenues	\$ 1,574	\$ 1,769		\$ 2,371				
Costs @ 50%	787	885		1,186				
Bartenders	98	135		200				
Est Contrib after costs	\$ 690	\$ 750	\$ -	\$ 986	\$ -	\$ -	\$ -	\$ -

**DENNIS KULESZA
29 MARR CREST DRIVE
MILTON, MA 02186**

July 26, 2025

Board of Trustees
Port Norfolk Yacht Club
179 Walnut Street
Dorchester, MA 01222

Re: Reprimand
Recording Secretary, Jim Piasecki
Disruptive and Bizzard Behavior

CERTIFIED MAIL – RETURN RECEIPT: 7014 0150 0002 2889 3480

Dear PNYC Board of Trustees,

I am contacting the Board to request the Recording Secretary, Jim Piasecki, be reprimanded for the disruptive and bizarre behavior he inappropriately displayed towards me during the July 22, 2025, Quarterly Body Meeting. His unruly behavior consisted of the following:

- Speaking over me in a loud and disruptive tone in an effort to prevent me from being heard after I had been acknowledged by the Chair to address the Membership.
- Calling for a vote by a show of hands from the Membership to prevent me from being heard.
- Storming out of the meeting in an unruly fashion when the Membership did not respond to his request to vote to prevent me from speaking.

This is particularly egregious for the following reasons:

- At the very beginning of the meeting Vice Commodore, Warren O'Donnell reminded the membership of the Bylaw requirement under *Article VIII, Rules Of Order* that requires a member to be recognized by the Chair prior to being allowed to address the membership and only one member may speak at a time.
- Jim Piasecki was obligated to fulfill his role in his elected official capacity as Recording Secretary and was acting as Commodore in the absence of Commodore, Don Baker at the time of his infraction.

During my fifty-four (54) years as a member of PNYC, which is over half of the one hundred (100) years of the Club's existence I have never witnessed this type of behavior being tolerated during a Body Meeting and it should NOT be allowed to start now.

Accordingly, I am requesting the Board reprimand Mr. Piasecki for his infractions and require him to tender an apology to me at the next Quarterly Body Meeting.

Also be advised if I should be treated in a similar fashion by Mr. Piasecki in the future. I shall bring him up on charges before the Board and request he be relieved of his elected position as Recording Secretary.

Very Truly yours,

Dennis Kulesza

Dennis Kulesza
Life Member – 54 Years
July, 1971

DK/ddk