

Port Norfolk Yacht Club
Meeting Agenda
November 25, 2025

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

Pledge of Allegiance and moment of silence: **Done (Lost life member William Mooney on 10/2/25)**

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

New Members: **No probationary to Regular. Danny O'Toole – still short a few hours. JP to call**

Recording Secretary - Any Request to Read Prior Meeting Minutes: **No**

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

- MTA made by: **J Piasecki** 2nd: **T Ahern** Result: **Accepted**

Financial Secretary's Report 11.25.2025 (Barbra Hogan):

	2025	11/25/2025
MONTH		Nov-25
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	\$ 14,731.79	
YEAR TO DATE DEPOSITS	\$ 420,806.13	
YEAR TO DATE BILLING FROM OPERATIONS	\$ 432,956.07	
MEMBER A/R AS OF MONTH CUTOFF	\$ 61,038.60	
MEMBER A/R OVER 60	\$ 1,422.50	
A/R NON-MEMBER	\$ 5,400.00	
YTD HALL RENTALS	\$ 5,950.00	
ICE	\$ 1,149.00	
ATM	\$ 430.00	

- MTA made by: **J Piasecki** 2nd: **T Ahern** Result: **Accepted**

Committee Reports :

- Communications and Bills: Paul “the Rabbi” Levenson’s son sent an email updating us on his dad’s health and asked if any members wished to share stories and or pictures it would be great to share them with him
- Auditing: N/A
- Bar: Brad Rigby no report - JP submitted liquor license renewal application prior to the 11/30 deadline and changed contact email to club’s email address. Once we receive our Inspectional Services Dept (ISD) Certificate, it is scheduled, and provide it to the commission our 2026 liquor license will be provided to us sometime after 12/8/2025
- Crane & Equipment: Ed St George No report
- Dredging: Jim Maloney N/A
- Electrical: Tom Joyce No Report
- Entertainment: Kathleen Ellis Christmas/holiday party moving back to 12/19
- Environmental & NRWA: John McConville \$78m approved for phase 1 (1st mile) pcb removal and river cleanup
- 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 pump out logbook to be updated
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: Potential Launch windows to be discussed with haulers: 4/15-20*, 4/28-5/5, 5/15-20*, 5/28-6/4, 6/13-20 (* indicates 10’+ tides)
- Lockers & Waste Oil: Gary White: Have locker meeting when we have slip meeting. A few lockers need new latches installed; should hear from clean harbors to pump out and take away all of the “stuff” at cost of \$800-\$900. This is a one-time deal and removal of anything other than used oil will result in fines and/or higher costs. NOTHING SHOULD BE PUT INTO THE TANKS OR LEFT IN THAT AREA UNTIL FURTHER NOTICE
- Marina: W O’Donnell - Will have slip & locker meeting next April; All slip contracts will be sent out for 5 year renewal / update using DocuSign
- Mass Bay: K Carson; 100% participation award plaque for PNYC. Legislation regarding dredging for recreational boaters; form letter to send to applicable reps; Tall Ships looking for volunteers to work 5 hr shift 5 days per week;
- Membership Committee: Andy Polin - no one at this time
- Planning Board: Teddy Ahern – progressive
- Security: Chris Papadopoulos – progressive
- Snow: Tom Cavanaugh: N/A

- Water: **Joe Queally** tiki and yard shut off on Nov 18th

Old / Unfinished Business:

- Need to ensure that all boats in yard are insured
- Need to get new air compressor (JP to order & pick up)

New Business:

- Pier Repair Committee – D Baker, S McEachern, E Forstyh
 - Deck removal started on one dock in order to assemble and document a materials list need and compared to inventory on hand and place order(s) to have material on hand.
 - Plan work parties for remaining demo and repairs including electrical & plumbing committee chairs
- New member A Graham – offered to clean pins for docks and drill new holes in pins as needed

Good of the Club:

- none

Motion to adjourn:

- Motion made by: **B Hogan** 2nd: **M Rooney** Result: **Approved**
- Adjourned at 7:51 PM

Executive Session: Yes

PNYC BOARD OF TRUSTEES ATTENDANCE 2025**DATE: 11/25/2025**

Quarterly & Regular Monthly Mtgs

NAME	POSITION	PRESENT	EXCUSED	ABSENT
DON BAKER	COMMODORE	1		
WARREN O'DONNELL	VICE-COMMODORE	1		
RON BROSSEAU	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		
		11	1	0

Present 11
Needed for QUORUM = 7

Quorum Present

Port Norfolk Yacht Club
Cash Flows Summary
October 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	135,410	123,144	133,962
Dues/ Services/ Misc	233,351	210,850	231,557
Lockers/ Social Activity/ Misc	69,297	98,048	105,911
Net Tiki/ Bar (after direct costs)	17,452	24,856	29,728
Total Cash Receipts	\$455,510	456,898	\$501,158
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	163,965	155,730	167,594
Office & Administrative	17,611	16,354	18,228
Social Activity- Events	12,716	34,728	36,116
Repair & Maintenance Spending	118,893	16,040	18,240
Sub-total Cash Expenses	313,185	222,853	240,178
Mortgages (fees/int/princ)	307,625	125,125	150,150
Total Cash Disbursements	\$620,810	347,978	\$390,327
Net Cash Increase/ (Decrease)	\$ (165,300)	108,920	\$ 110,831
Ending Cash -All Accounts Oct 31st	\$ 277,502	440,891	\$ 442,801

Bank Accounts

102 1503 Heritage - Eagle Bank	10,962
106 8800 Metro CU - Bar Business	14,423
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	251,817
Undeposited funds	0
Ending Cash Balance	\$ 277,502

Cash Flow - comments

Revenues up \$21,000 for Probationary
9 this yr vs 2 last yr
Events & Bar down \$32,000

Spending is in line with expectation

Mortgage Info: Bal Due \$ 336,091 -----Payoff 340,811 Cur Rate 3.875%
Interest rate change tracking; Oct 2025 6.650% (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	Approp	Spent
2024 Unspend Reno appropriations - to finish hall	7,351	
April 2024 appropriation for 2 entry doors	15,000	10,886
Jan 2025 Electrical repair - Pier 1	110,000	53,509
Jan 2025 Decking repairs/ replace	25,000	32,588

no spending in October

Port Norfolk Yacht Club
Expenses by Vendor Summary
October 2025

	Total	
	Oct 2025	Oct 2024 (PY)
Utilities		
Boston Water and Sewer	594	559
Comcast	477	398
Eversource	2,600	2,222
National Grid	39	39
Northeast Recycling	662	1,260
Insurance		
Philadelphia Insurance Co	6,092	6,137
House Mortgage, Taxes, maintenance		
ATCO Supply Co	78	296
City of Boston Real Estate	14,717	14,364
Eagle Bank Loan	42,502	12,512
Miscellaneous	45	184
Richard C Tulimieri Jr	1,050	1,025
Admin, Godwill, etc,		
Commonwealth of Mass	19	19
Constant Contact	28	24
Deluxe for Business		247
Eagle Bank		10
Metro CU		5
QuickBooks Online	308	228
QuickBooks Payments	65	133
Staples		28
USPS	12	
VENMO - Eagle 1503	1	5
Not Specified	250	
Repair & Maintenance		
Ace Hardware	10	
Bert's Electric Supply		410
Harbor Freight		53
Neponsit Circle Car Wash	32	20
Frank Hogan- Reimb	150	
Steve Wells reimb		169

Port Norfolk Yacht Club
Expenses by Vendor Summary
October 2025

	Total	
	Oct 2025	Oct 2024 (PY)
Bar & Entertainment		
Liquor & Wine purchases	648	474
Burke Distributing Corp	1,436	
Quality Beverage	583	25
BIG Y		31
BJ's	87	
Dollar Tree		9
Jimmy Coyne Promotions	444	752
Mass DOR-bar account	518	434
Ocean State	24	
Shaws	132	72
Stop & Shop	35	98
Bartenders	360	795
TOTAL	\$ 73,996	\$ 43,039

Friday, Nov 21, 2025 08:57:30 AM GMT-8 - Cash Basis

Port Norfolk Yacht Club Profit and Loss by Event

Oct - Dec 2025

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

Rabbi Paul Levenson - Former Chaplain there

1 message

robert blackacre1031.com <robert@blackacre1031.com>
To: "portnorfolkyc@gmail.com" <portnorfolkyc@gmail.com>
Cc: "robert blackacre1031.com" <robert@blackacre1031.com>

Sun, Nov 23, 2025 at 10:56 PM

· Hi –

I'm Bobby Levenson, Rabbi Paul Levenson's son. He's the former chaplain there and kept his sailboat there for many years and we go sailing with some frequency.

He's 93 years old and living in a nursing home in Rockville Maryland and he doesn't remember very much– more than a touch of dementia. Although he does remember a lot of things it's just completely unpredictable as to what he will and will not remember.

I tell him stories about our family growing up in Kansas City and then later when he and Mom moved back to Boston, because two of the kids went to college in Boston, I show him pictures of me and my siblings and my children and his other grandchild and I remind him of stories of Mom, who passed away almost 14 years ago, and I sing him songs.

I recently remembered this prompt to share with him, which is that he was the chaplain of the Port Norfolk yacht club for many years.

I decided to go deeper and o touch base with you and to see if there are any of the "old timers" or not so old timers still around who remember him. And it would be great if anyone has any stories or short vignettes that they could share about Dad and them or about Dad and the Club and maybe they could make a video and email it to me or writing up a few sentences and send it over because that was an aspect of his life that for the most part, was just Dad's. We went to the Club with him a number of times, and and that was not something that Mom was into and the kids were already adults with our own lives and mostly living in other cities and stuff like that.

He may have sold his 24 foot sailboat about the time that mom passed so not much later than 2010 and he could easily have been a member therefore 20 years, maybe a little more.

So, I don't know if you have a newsletter that you sent out or that you post on your website or something like that and could ask around for stories of anybody who remembers him and wants me to pass on best wishes, in which case they might want to send a photo and certainly a short video greeting to dad would be best if someone is interested in doing that.

I know that he loved the Club and loved sailing his whole life since he was a kid in Long Island. It was not something his parents were into and he loved sailing. As a high school kid, he got a job working at the club in his town and he would park the boats and get tips and sometimes he got to sail, which he kept as a lifelong love.

Thank you so much for your consideration and assistance.

Sincerely yours,
Bobby Levenson
202-494-2700

Sent from my iPhone