

**Port Norfolk Yacht Club  
Meeting Agenda  
December 23, 2025**

Meeting called to order by: **D Baker** at **7:01** PM

Pledge of Allegiance and moment of silence: **Done (Life member Bob Rizzitano's father on 12/17/25)**

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

New Members: **No probationary to Regular. (Need to talk with D O'Toole about getting remaining hours in )**

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

Treasurer's Report QTD Nov vs Prior Year and YTD Nov 2025 (Frank Hogan):

- MTA made by: **J Piasecki** 2<sup>nd</sup>: **R Brosseau** Result: **Accepted**

Financial Secretary's Report 12.23.2025 (Barbra Hogan):

	2025	12/23/2025
MONTH		Dec-25
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	\$	15,805.50
YEAR TO DATE DEPOSITS	\$	436,611.63
YEAR TO DATE BILLING FROM OPERATIONS	\$	449,229.67
MEMBER A/R AS OF MONTH CUTOFF	\$	59,770.70
MEMBER A/R OVER 60	\$	1,655.00
A/R NON-MEMBER	\$	6,262.50
YTD HALL RENTALS	\$	7,225.00
ICE	\$	1,149.00
ATM	\$	430.00

- MTA made by: **J Piasecki** 2<sup>nd</sup>: **P Skrabut** Result: **Accepted**

## Committee Reports :

- Communications and Bills: Standard “stuff”
- Auditing: N/A
- Bar: Brad Rigby
- Crane & Equipment: Ed St George
- Dredging: Jim Maloney N/A
- Electrical: Tom Joyce
- Entertainment: Kathleen Ellis
- Environmental & NRWA: John McConville
- Fleet Captain & Insurance: Walter Sprague
- Floats & Float Repair: P1 D Farina P2 Z Grady
- Grounds: Jim Flynn
- Hall Rentals: M Peltier - Quiet, No 2026 activity booked yet
- Ice & Pump-Out: W O'Donnell
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: Jim Piasecki - Progressive
- Lockers & Waste Oil: Gary White:
- Marina: W O'Donnell -
- Mass Bay: K Carson;
- Membership Committee: Andy Polin
- Planning Board: Teddy Ahern
- Security: Chris Papadopoulos
- Snow: Tom Cavanaugh
- Water: Joe Queally

## Old / Unfinished Business:

- Need to ensure that all boats in yard are insured
- Alcohol License Status - Everything submitted awaiting response from licensing board
- Pier Repair Comm Update – joists repaired; materials: hardware (S Wells handling) , plumbing (J McManus), electrical (M Mahoney), need to schedule work parties
- Slip contracts for will be going out in Jan for 2026-2030

## New Business:

- Let's keep following up with Superfund Site to see if there is anything that they can do if they have money left over to be used by the end of the fiscal year (Sep 30<sup>th</sup>) can they skim a foot or two off the top for us over the next 4 yrs budget is \$20m/year

Good of the Club:

- None

Motion to adjourn:

- Motion made by: J Piasecki      2<sup>nd</sup>: B Costello      Result: Approved
- Adjourned at 7:42 PM

Executive Session: Yes

**PNYC BOARD OF TRUSTEES ATTENDANCE 2025****DATE: 12/23/2025**

Quarterly &amp; Regular Monthly Mtgs

NAME	POSITION	PRESENT	EXCUSED	ABSENT
DON BAKER	COMMODORE	1		
WARREN O'DONNELL	VICE-COMMODERE		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		
		<b>8</b>	<b>4</b>	<b>0</b>
Present	8			
Needed for QUORUM =	7	<b>Quorum Present</b>		



**Port Norfolk Yacht Club**  
**Cash Flows Summary**  
**4th-Qtr - Oct + Nov , 2025 and 2024**

*FH*

	Oct - Nov 2025	Oct - Nov 2024	Total Actual 2024
<b>Beginning Cash -All Accounts Sept 30th</b>	<b>\$ 329,790</b>	<b>\$ 465,771</b>	<b>\$ 331,971</b>
<b>Revenues</b>			
Dredging receipts	8,183	5,956	133,962
Dues/ Services/ Misc	22,919	14,880	231,557
Lockers/ Social Activity/ Misc	3,245	7,547	105,911
Net Tiki/ Bar (after direct costs)	2,851	3,286	29,728
<b>Total Cash Receipts</b>	<b>\$37,198</b>	<b>31,669</b>	<b>\$501,158</b>
<b>Expenses</b>			
Operating (RE Tax, Utilities, Ins., Steward)	34,781	33,850	167,594
Office & Administrative	940	1,196	18,228
Social Activity- Events	1,889	2,149	36,116
Repair & Maintenance Spending	6,582	1,001	18,240
<b>Sub-total Cash Expenses</b>	<b>44,192</b>	<b>38,197</b>	<b>240,178</b>
Mortgages (fees/int/princ)	85,025	25,025	150,150
<b>Total Cash Disbursements</b>	<b>\$129,217</b>	<b>63,222</b>	<b>\$390,327</b>
<b>Net Cash Increase/ (Decrease)</b>	<b>\$ (92,020)</b>	<b>(31,552)</b>	<b>\$ 110,831</b>
<b>Ending Cash -All Accounts Nov 30th</b>	<b>\$ 237,771</b>	<b>434,219</b>	<b>\$ 442,801</b>

**Bank Accounts**

102 1503 Heritage - Eagle Bank	14,850
106 8800 Metro CU - Bar Business	3,607
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	218,814
Undeposited funds	200
<b>Ending Cash Balance</b>	<b>\$ 237,771</b>

**Cash Flow - comments**

R & M higher due to lift & move  
damaged boat = \$2,950, and  
purch work boat motor \$2,974

**Mortgage Info: Bal Due \$ 294,564 -----Payoff 298,502 Cur Rate 3.875%**  
**Interest rate change tracking; Dec 2025 6.630% ( 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	255
April 2024 appropriation for 2 entry doors	15,000	10,886
Jan 2025 Electrical repair - Pier 1	110,000	53,604
Jan 2025 Decking repairs/ replace	25,000	32,696

<b>November expenditures</b>	<b>Reno - for roof &amp; door kick stops</b>	<b>255</b>
	<b>Electrical - late bill from Bert's Electric</b>	<b>95</b>
	<b>Decking - D Baker - machine &amp; deck screws</b>	<b>108</b>

**Port Norfolk Yacht Club**  
**Expenses by Vendor Summary**  
October - November, 2025



		Total		
		Oct - Nov, 2025	Oct - Nov, 2024 (PY)	YTD -Nov 2025
<b>Utilities</b>				
	Boston Water and Sewer	1,598	1,145	6,385
	Comcast	989	811	5,109
	Eversource	4,676	4,173	21,058
	National Grid	108	101	2,625
	Northeast Recycling	1,324	1,890	6,994
<b>Insurance</b>				
	Philadelphia Insurance Co	6,092	6,137	10,013
<b>House Mortgage, Taxes, maintenance</b>				
	ATCO Supply Co	273	296	1,507
	City of Boston -Liq Lic & Assmb Prmt	2,800	2,828	3,050
	City of Boston Real Estate	14,717	14,364	59,573
	Eagle Bank Loan	85,025	25,025	350,137
	Miscellaneous	45	184	234
	Richard C Tulimieri Jr	2,100	2,025	11,650
<b>Admin, Godwill, etc,</b>				
	Commonwealth of Mass	19	19	19
	Constant Contact	55	49	288
	Deluxe for Business		421	217
	Eagle Bank		10	-
	Metro CU		5	-
	QuickBooks Online	616	457	2,924
	QuickBooks Payments	194	222	3,651
	Staples	17	28	270
	USPS	12		231
	VENMO - Eagle 1503	1	5	19
	Not Specified	250		807
<b>Repair &amp; Maintenance</b>				
	Ace Hardware	10	154	164
	Amazon		11	1,419
	Bert's Electric Supply	698	410	4,578
	Boats & Motors	2,974		2,974
	Continental Marine Services	2,800		2,800
	Harbor Freight		53	-
	Home Depot	83	60	1,104
	Neponsit Circle Car Wash	32	20	88
	Don Baker- Reimb	363		1,840
	Frank Hogan- Reimb	150		150
	Jim Piasecki- Reimb	20		4,005
	Kathleen Ellis- Reimb	1,165		1,165
	Steve Wells reimb		169	10,003

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**Expenses by Vendor Summary**  
October - November, 2025

	Total		
	Oct - Nov, 2025	Oct - Nov, 2024 (PY)	YTD -Nov 2025
<b>Bar &amp; Entertainment</b>			
Liquor & Wine purchases	678	744	6,772
Burke Distributing Corp	1,436	697	5,042
Quality Beverage	583	427	8,028
BIG Y		113	307
BJ's	87		951
Dollar Tree		9	119
Ecco Trattattoria		1,320	-
Jimmy Coyne Promotions	444	752	2,680
Market Basket		104	222
Mass DOR-bar account	847	683	4,136
Ocean State	24		55
Shaws	172	72	1,580
Stop & Shop	89	98	460
Windy City Pizza	98		466
Bartenders	1,135	1,350	8,539
TOTAL	\$ 134,798	\$ 67,442	n/a

Friday, Dec 05, 2025 07:27:35 AM GMT-8 - Cash Basis

# Port Norfolk Yacht Club Profit and Loss by Event Oct - Dec 2025

	Cook out & Crazy Old Dogs 2		Closing Night					
	2025	2024	2025	2024	2025	2024	2025	2024
Headcount	36		42	55				
352 Events	535		630	1,375				
355 Raffles			230	191				
Total Income	\$ 535	\$ 0	\$ 860	\$ 1,566	\$ 0	\$ 0	\$ 0	\$ 0
Expenses								
580 Event Costs	285		1,130	1,387				
582 Raffle Expenses								
Total Expenses	\$ 285	\$ 0	\$ 1,130	\$ 1,387	\$ 0	\$ 0	\$ 0	\$ 0
Net Income	\$ 250	\$ -	\$ (270)	\$ 179	\$ -	\$ -	\$ -	\$ -

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

Bar Revenues	\$ 945		\$ 541	\$ 908				
Est Contrib after costs	\$ 373	\$ -	\$ 201	\$ 394	\$ -	\$ -	\$ -	\$ -