

**Port Norfolk Yacht Club**  
**Meeting AGENDA – Quarterly**  
**October 22, 2024**

Meeting called to order by: **K Clifford** at **7:02 PM**

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

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

New Members: **Mike Want and Matt Mahoney Accepted as regular members at September meeting**

Recording Secretary Reading of the prior meeting Minutes: **No request to read; Accepted**

Treasurer's Report Q3 vs Prior Year and Full Yr 2023 (Frank Hogan): **See attached 5-page report**

MTA made by: **J McCarthy** 2<sup>nd</sup>: **K Carson** Accepted Y/N: **Y**

Financial Secretary's Report (Barbra Hogan):

CUTOFF DATE	9/30/2024
MONTH	Q3 2024
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)	\$ 86,731.26
YEAR TO DATE DEPOSITS	\$ 488,600.70
YEAR TO DATE BILLING FROM OPERATIONS	\$ 357,254.33
A/R AS OF MONTH CUTOFF	\$ 44,169.30
A/R OVER 60	\$ 4,052.50
YTD CAN RETURNS	\$ 75.00
YTD HALL RENTALS	\$ 5,725.00
ICE	\$ 1,410.00
ATM	\$ 524.00

MTA made by: **J McCarthy** 2<sup>nd</sup>: **B Costello** Accepted Y/N: **Y**

## Committee Reports :

- Communications and Bills: 2 absentee ballots received & turned over to the election committee
- Auditing: Barry Greene - Clean report with exception of Ad Book Revenue reconciliation. Follow-up report will be given at next meeting and or via email once reviewed
- Bar: Brad Rigby No Report
- Crane & Equipment: Ed St George - No Report
- Dredging: Jim Maloney N/A
- Electrical: Tom Joyce: (Discussed electrical under Old Business)
- Entertainment: Kathleen Ellis: Closing Nite 11/2
- Environmental & NRWA: John McConville - Progressive
- Mass Bay Yacht Club Association: K Carson - Progressive
- Fleet Captain & Boat Insurance : Walter Sprague - No Report
- Floats & Float Repair: P1 Ricky Savicke No Report: P2 Z Grady: No Report
- Grounds: M Hannigan No Report
- Hall Rentals: M Peltier No Report
- HVAC: B Costello Progressive
- Ice & Pump-Out: W O'Donnell another \$45 for Oct to date; Signs for pump out will go up for next season
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: D Baker & J Piasecki; 5+ Hauls are done. 2 haul dates are left 10/23 and 10/30. ALL BOAT OWNERS NEED TO MAKE SURE THAT THEIR BOATS, BLOCKING, STANDS, AND PLYWOOD ARE IN OPERATING ORDER BEFORE THEIR SCHEDULED HAUL DATE. IT IS UNFAIR TO OTHER BOATERS WHO ARE READY TO BE WAITING AROUND OR HAVING THEIR BLOCKING AND STANDS USED BY A BOATER THAT IS NOT READY
- Lockers & Waste Oil: Gary White 1 Large & 2 Small available – need to set meeting date to assign; Oil tanks have plenty room
- Marina: D Baker Progressive
- Membership Committee: Andy Polin no report
- Planning Board: Teddy Ahern Progressive
- Security: Chris Papadopoulos No Report
- Water: Joe Queally Marina, Yard, and Tiki water will be shut off on 11/15/2024
- WiFi: T Ockerby No Report



## Old / Unfinished Business:

### Electrical Plan Highlights:

- We have a materials estimate to rebuild the system “as-is” based on one quote and are looking to get at least 1 more quote (see attached document) **PRELIMINARY**
- We will develop alternative designs (i.e. terminal boxes vs current connectors, where/how the cable is run on the docks, etc..)
- Cable installation to be done in-house? Outsourced? Combination of both?
- Finalize the plan with the body (special meeting if necessary)
- Order materials and schedule the work
- The bulk of the work will most likely be done during the spring when the marina is recommissioned

There was discussion on the above electrical plan including suggestions to:

- Get professional expert to design the electrical system (Dennis Kulesza)
  - Jen McCarthy provided contact information for Marine Electrical Equipment, Inc
- Take planned electrical system into consideration when rebuilding pier main floats (see new business for float rebuild committee)

FYI – bank switch from Santander to Metro Credit Union is complete. Metro will be used as the local bank for the bar deposits

## New Business:

Volunteer committee to manage the dock rebuild of at least one section (2 main floats) on pier I: Teddy Ahern, Ron Brousseau, Eric Forsyth, Dennis Kulesza, and Steve Wells

Are structural plans / templates available to use as a starting point for rebuild? Yes

Will need a place to securely store materials needed for the rebuild for both Electric and Floats. Current conex boxes for electric and floats are a complete mess. Consider work detail to clean up current boxes and/or plan a space to have a temporary container set up and locked up with materials.

Separately discussed - Since pier II mains will be out of the water; they should be inspected and at a minimum re-decked. Should also consider re-decking as may finger floats as possible.

**MEETING SUSPENDED at 7:55pm UNTIL VOTING COMPLETE**

## Reconvened at 8:24 for voting results for 2025 Board of Trustees:

**Commodore:** Don Baker (unopposed)

**Vice Commodore:** Warrewn O'Donnell (unopposed)

**Rear Commodore:** Ron Brousseau (unopposed)

**Treasurer:** Frank Hogan (unopposed)

**Financial Secretary:** Barbara Hogan (unopposed)

**Recording Secretary:** Jim Piasecki (unopposed)

**Trustees (top 3 vote getters are in for 2025 for 2-year term):**

49 – Phil Skrabut

44 – Brian Costello

33 – Mike Rooney

24 – Eric Forsyth

**60 total votes were cast including 2 absentee ballots. There were no disqualified ballots.**

**Motion made by K Taylor to accept the results as read – Seconded and unanimously accepted by voting body.**

**Motion made by J Piasecki to destroy the used and unused ballots – Seconded and unanimously accepted by voting body.**

**Good of the Club:**

**Say a prayer for John Potter: triple by-pass surgery tomorrow morning**

**Motion to adjourn:**

- **Motion made by:** M Rooney ; 2<sup>nd</sup>: B Costello **Accepted Y/N:** Y
- **Adjourned at** 8:28 **PM**

**Executive Session Y/N?:** N



Port Norfolk Yacht Club  
Attendance Sheet  
QUARTERLY Body Meeting 10/22/2024

PRINT NAME

SIGNATURE

1	JAMES PINECKI	James Pinecki
2	Frank Hogan	Frank Hogan
3	Ken Clifford	Ken Clifford
4	Don BAKER	Don Baker
5	<del>D. Hogan</del>	<del>Frank Hogan</del>
6	John McDonnell	John McDonnell
7	Jim Maloney	Jim Maloney
8	Warren O'Donnell	Warren O'Donnell
9	Brian T. Costello	Brian T. Costello
10	KATHLEEN ELLIS	Kathleen Ellis
11	Ken Carson	Ken Carson
12	Tom Cooney	Tom Cooney
13	Peter Collins	Peter Collins
14	TED AMERNI	Ted Amerni
15	EDWARD STGEORGE	Edward StGeorge
15 Constitutes a Quorum at Annual, Quarterly, and Special Meeting		
16	Gary White	Gary White
17	Michael Rooney	Michael Rooney
18	DENNIS KULESKA	Dennis Kuleska
19	Ronald A. Bronscau	Ronald A. Bronscau
20	<del>Gary Gahan</del>	<del>Gary Gahan</del>
21	Eric L. Forsyth	Eric L. Forsyth
22	Orin Whit	Orin Whit
23	Jennifer Mc Garry	Jennifer Mc Garry
24	Ken Taylor	Ken Taylor
25		
26		

**Port Norfolk Yacht Club  
Cash Flows Summary  
September 30, 2024 and 2023**

	Actual YTD 2024	Actual YTD 2023	Total Actual 2023
<b>Beginning Cash -All Accounts Jan 1st</b>	<b>\$ 331,971</b>	<b>\$ 277,846</b>	<b>\$ 277,846</b>
<b>Revenues</b>			
Dredging receipts	118,684	126,810	140,311
Dues/ Services/ Misc	204,196	232,243	262,490
Lockers/ Social Activity/ Misc	94,805	67,552	74,715
Net Tiki/ Bar (after direct costs)	22,983	14,706	25,367
<b>Total Cash Receipts</b>	<b>\$440,667</b>	<b>441,311</b>	<b>\$502,883</b>
<b>Expenses</b>			
Operating (RE Tax, Utilities, Ins., Steward)	129,412	134,377	174,737
Office & Administrative	15,673	13,539	15,258
Social Activity- Events	33,966	16,320	20,968
Repair & Maintenance Spending	15,204	73,258	87,646
<b>Sub-total Cash Expenses</b>	<b>194,255</b>	<b>237,494</b>	<b>298,609</b>
Mortgages (fees/int/princ)	112,612	112,612	150,150
<b>Total Cash Disbursements</b>	<b>\$306,867</b>	<b>350,106</b>	<b>\$448,759</b>
<b>Net Cash Increase/ (Decrease)</b>	<b>\$ 133,800</b>	<b>91,205</b>	<b>\$ 54,124</b>
<b>Ending Cash -All Accounts September 30th</b>	<b>\$ 465,771</b>	<b>369,052</b>	<b>\$ 331,971</b>

<b>Bank Accounts</b>	
101 9035 Santander Bank - Operating Account	53
102 1503 Heritage - Eagle Bank	63,660
106 8800 Metro CU - Bar Business	2,931
108 Banks for Bar Registers	300
109 3974 Cash Checking Bar Acct	2,709
111 Eagle Premium MM 1318	25,118
112 1078 Pier Repair Account	-
114 8432 Dredging-Sovereign Money Market	-
Undeposited funds	0
<b>Available in Bank Accounts</b>	<b>\$ 94,771</b>
117 Certificates of Deposit	371,000
<b>Ending Cash Balance</b>	<b>\$ 465,771</b>

**Cash Flow - comments**

Receipts lower due to lower new members -- 2 vs 16 last year

Dredge = \$12,600, Dues etc = \$29,400

Expenditures lower as last year includes Hall Reno & Pumpout of approx \$65,000

Matures Dec 20th for \$376,945

The total interest from CD's & MM will be at least \$17,250, less taxes of \$3,203- net \$14,047  
Can not quantify club labor or donated materials.

**Mortgage Info: Bal Due \$ 658,654 -----Payoff 680,645 Finish = Aug 2029**

Payments are scheduled at \$12,512/ mo or \$150,150 per year until Aug, 2029

The Interest Rate Change Date is Dec 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.

**Important Cash Decissions due by December**

The club cash position by year end can be projected to be around \$425,000

Existing obligations/ appropriations are approx \$27,500

Cost to address pier electrical will be a priority.

Pier decking repairs should be manageable.

Excess should be used on the motgage since as rates are less than mortgage interest





**Port Norfolk Yacht Club**  
**Expenses by Vendor Summary**  
January - September, 2024

	Total Jan - Sep, 2024	Jan - Sep, 2023 (PY)
<b>Utilities</b>		
Boston Water and Sewer	4,307	3,384
Comcast	3,578	4,100
Eversource	18,896	20,447
National Grid	1,921	2,048
Northeast Recycling- short \$630	3,636	4,660
<b>Insurance</b>		
Atlantic Charter Ins Comp	1,179	113
Cavanaugh Insurance		33,447
Inact Insurance	32,839	
Mount Vernon Fire Insurance Co	4,433	3,571
Philadelphia Insurance Co	2,446	
<b>House Mortgage, Taxes, maintenance</b>		
ATCO Supply Co	865	1,080
City of Boston -Liq Lic & Assmb Prmt	250	250
City of Boston Real Estate	43,732	42,088
Eagle Bank Loan	112,612	112,612
GoDaddy.com	217	204
Gorham Fire		479
Inspectional Service Dept	185	185
Joyce and Gendreau Jewelers	331	50
MBYCA	1,127	1,175
Miscellaneous	4,659	369
Prestige Flag	242	1,365
Richard C Tulimieri Jr	9,600	9,400
Tolman Mfg. & Supply Co.	102	1
<b>Admin, Godwill, etc,</b>		
Adobe Inc	127	
CliftonLarsonAllen LLP		3,019
Commonwealth of Mass	15	
Constant Contact	220	201
Deluxe for Business	74	510
DocuSign	319	319
Eagle Bank	20	28
Erin M Keller	250	
Liberty Printing Co., Inc.	825	785
Lopez the Florist	691	119
Nash CPA's LLC	2,000	
QuickBooks Online	892	1,009
QuickBooks Payments	3,108	2,956
Saint Jude Fund		250
Santander Bank	332	310
SCI Global Inc.	320	1,520
Staples		41

**Port Norfolk Yacht Club**  
**Expenses by Vendor Summary**  
January - September, 2024

	<b>Total</b>	
	<b>Jan - Sep, 2024</b>	<b>Jan - Sep, 2023 (PY)</b>
The Boston Home	250	
US Treasury	2,177	
USPS	189	256
VENMO - Eagle 1503	81	
VistaPrint	108	
Not Specified	3,373	2,887
<b>Repair &amp; Maintenance</b>		
2023 Reno & Pumpout	0	37,573
Bert's Electric Supply	495	2,499
Ronan953	5,264	24,861
Ace Hardware	702	
Amazon	1,277	873
American Muscle Docks	284	
Andrews Painting, Inc		471
ATS Acoustics		2,358
Aubuchon Hardware		117
Best Buy		1,456
Braintree Lumber	334	
Continental Marine Services	270	
Drive In Paint Mart	63	
East Coast Marine Services		530
Etrailer.com	339	
Harbor Freight	58	69
Home Depot	761	977
Home Electrical LLC	540	
Karas & Karas Glass Co., Inc		253
Karen Castro Florist	303	
Koopman	957	
Lowe's	33	
Wayfair		1,690
Andy Polin - Reimb		695
Atha Haberis- Reimb	73	
Barry Greene - reimb	737	
Bob Savicke - reimb	51	
Bradford Rigby-Reimb		363
Brian Saravelas Riemb		178
Dave Gendreau - reimburse	136	
David Gallagher reimburse	155	
Don Baker- Reimb	80	1,131
El Casey- Reimb	515	
Gene Irwin - reimburse		7
Jim Piasecki- Reimb	62	359
Joe Queally- riemb	877	1,067
John McManus- Reimb	692	1,005



**Port Norfolk Yacht Club**  
**Expenses by Vendor Summary**  
January - September, 2024

	Total	
	Jan - Sep, 2024	Jan - Sep, 2023 (PY)
Kathleen Ellis- Reimb	197	739
Ken Clifford- Reimb	996	149
Kevin Bligh - reimb		882
Kris Creighton -reimburs	1,594	600
Larry Pacino reimb	475	
Patrick McDonough- Reimb	236	69
Shawn Cummings- Reimb		703
Steve Wells reimb	277	
Ted Ahern - reimb	1,050	300
Walter Sprague Reimb		274
Will Shalit - reimburse	332	1,401
<b>Bar &amp; Entertainment</b>		
Liquor & Wine purchases	8,320	5,414
A A Busch	9,275	7,028
Burke Distributing Corp	4,907	4,485
Anthony Columbus Catering	3,777	5,282
BIG Y	257	531
BJ's	1,152	1,288
Costco Wholesale	17	68
Dollar Tree	96	19
Dunkin Donuts		44
Etsy	2,347	
Hottsmoke		1,488
Jimmy Coyne Promotions	6,161	2,706
Lambert's Market	487	171
Lenox-Martell		40
Market Basket	102	111
Mass DOR-bar account	4,083	3,243
Ocean State	34	41
Printmaster	1,501	
Restaurant Depot	255	495
Roche Brothers	11	
Shaws	1,926	1,127
Stop & Shop	397	250
Super Flash T-Shirts		780
Venezia Rest	8,830	
Walmart	733	18
Windy City Pizza	256	584
Bartenders	7,175	7,583
<b>TOTAL</b>	<b>\$ 344,841</b>	<b>\$ 381,685</b>

# Port Norfolk Yacht Club Profit and Loss by Tag Group January - December 2024

	100th Anniv Sponsors	100th Gala	Christma s in July	Father's Day	MBYCA Meeting	Members Night	Opening Night	River Rat Run	Sept Cookout & Band	Totals
Income										
352 Events	5,775	11,730	1,055	1,880			4,080	726	310	25,556
355 Raffles		1,645	525	725			640			3,535
Total Income	\$ 5,775	\$ 13,375	\$ 1,580	\$ 2,605	\$ 0	\$ 0	\$ 4,720	\$ 726	\$ 310	\$ 29,091
Expenses										
580 Events & Other Social Activity	1,501	15,770	1,155	1,302	607	1,050	4,752	200	224	26,560
582 Raffle Expenses		525	200	198			199			1,122
Total Expenses	\$ 1,501	\$ 16,295	\$ 1,355	\$ 1,500	\$ 607	\$ 1,050	\$ 4,951	\$ 200	\$ 224	\$ 27,682
Net Income	\$ 4,274	\$ (2,920)	\$ 225	\$ 1,105	\$ (607)	\$ (1,050)	\$ (231)	\$ 526	\$ 86	\$ 1,409



**PNYC Pier 1 7.27.2024**  
**Schematic for Electrical Cable and Connectors**

*PRELIMINARY*

B-Leg		A-Leg				C-Leg	
Connectors		T-FLOAT				Connectors	
		Assigned to:	#	Width	#	Assigned to:	
	1	William DiNatale	154	32	153	James Maloney	1
		Mike Rooney	152		151	Bruce Desmarais	
		James Ochs	150	32	149	Scott McEachern	
		Stephen White	148		147	Dennis Kulesza	
	1	James Salemis	146	32	145	Joe Queally	1
		Phil Skrabut	144		143	Brad Rigby	
		Atha Habaris	142	30	141	Ted Ahern	
		Brian T Costello	140		139	Kenneth Taylor	
	1	John McManus	138	30	137	Ken Carson	1
		Tom Joyce	136		135	Steve Wells	
		Kathleen Ellis	134	30	133	Brian Norton	
		Tom Kain	132		131	Walter Sprague	
	1	Patrick Madigan	130	30	129	Mark McNicholas	1
		Richard Savicke	128		127	Chris Papadopolis	
		A-Leg Service Ends					
		Eric Forsyth	126	30	125	Ken Clifford	
		Gary Cormier	124		123	Eddie St George	
	1	Andy Polin	122	28	121	Peter Kalemkerides	1
		Gordon Smith	120		119	Tom Okerby	
		Brian Toland	118	26	117	Barbara Hogan	
		Joseph Abrams	116		115	Ron Brousseau	
	1	Scott Coutts	114	26	113	Dan Farina	1
		Packy McDonough	112		111	Mike Boyle	
		Henry Hong	110	24	109	Jim Piasecki	
		Gary White	108		107	Paul Lynch	
		Mark Hannigan	106	22	105	Larry Pacino	
		Peter Collins	104		103	Pat Calnan	
		Kevin Bligh	102	12	101	Jen McCarthy	
		Dinghies	100		99	Club Whaler	
Svc Connection	1		1				1
	7		3				7
		Dock Length	384				
			B	A	C	Total	\$/Ft Ext
double-check this		Dock	384	168	384	936	\$ 25.00 \$ 23,400
	5%	Plus Slack at 5%	20	10	20	50	\$ 25.00 \$ 1,250
		Dock to T-Float	10		10	20	\$ 25.00 \$ 500
		Subtotal	414	178	414	1,006	\$ 25.00 \$ 25,150
	30	Panel to Dock	30	30	30	90	\$ 25.00 \$ 2,250
		Total Cable	444	208	444	1,096	\$ 25.00 \$ 27,400
double-check this		Connectors	7	3	7	17	\$ 2,500 \$ 42,500
							\$ 69,900
Need Info:		Circuit Breaker Box					\$ 1
							\$ 69,901
		Incidentals (rounded)					15% \$ 10,500
		Estimated Materials Cost					\$ 80,401





# Arthur J. Hurley COMPANY, INC.

P.O. Box 190550  
2500 Washington Street  
Boston, MA 02119

Phone: (617) 442-9200  
Fax: (617) 427-1025  
www.hurleywire.com

## Quote

Quote	801319	Date	10/16/2024
Customer	36050		
Contact	Matthew Mahoney		
Salesperson	Erik Olson		

Quoted For: MASS BAY TRANSPORT AUTHORITY  
\*\*EMAIL\*\*  
10 PARK PLAZA  
BOSTON, MA 02116

Ship To: MASS BAY TRANSPORT AUTHORITY  
\*\*EMAIL\*\*  
10 PARK PLAZA  
BOSTON, MA 02116

### Quote Good Through 10/23/2024

Ship Via AJH		FOB	Freight Terms PREPAY/ALLOW DEST	Payment Terms Net 30 Days	Quote Description	
Line	Item	Ordered		Price	Extension	
1	W02 2/0 FLEX TYPE W 2KV BLACK	2,000 FT		5,490.00 MFT	10,980.00	
2	G024 2/0 4/C TYPE G 2KV CORD (4)#6 GRNDS	500 FT		24,950.00 MFT	12,475.00	
				Product	23,455.00	

#2 IS THE CABLE WE CURRENTLY USE