

Port Norfolk Yacht Club
Meeting Minutes – Quarterly
April 22, 2025

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

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

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

New Members: **None**

Recording Secretary Reading of the prior meeting Minutes: **March minutes posted to website. Requests to re-read?** **N**

Treasurer's Report Mar vs Prior Year and Full Yr 2024 (Frank Hogan): See attached report

- MTA made by: **K Ellis** 2nd: **K Carson** Result: **Accepted**

Financial Secretary's Report 3.31.2025 (Barbra Hogan):

	2025	3/31/2025
MONTH		Q1 2025
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)		\$ 111,877.40
YEAR TO DATE DEPOSITS		\$ 111,877.40
YEAR TO DATE BILLING FROM OPERATIONS		\$ 139,456.20
MEMBER A/R AS OF MONTH CUTOFF		\$ 81,160.00
MEMBER A/R OVER 60		\$ 5,360.00
A/R NON-MEMBER		\$ 26,969.00
YTD HALL RENTALS		\$ 2,125.00
ICE		0
ATM		\$ 225.00

- MTA made by: **B Costello** 2nd: **B Greene** Result: **Accepted**

Committee Reports :

- Communications and Bills: standard monthly invoices, bank statements, boat insurance renewal notices, junk mail – Thank Yous; Reciprocity Cards; SHYC
- Auditing: Barry Greene - All looks good
- Bar: Brad Rigby - Tiki bar will be opening of Fri 5/2
- Crane & Equipment: Ed St George
- Dredging: Jim Maloney N/A
- Electrical: Tom Joyce - Misc items materials will be done tomorrow and possible rough in on Fri
- Entertainment: Kathleen Ellis Summer event planning underway and will be sent to body (7/12 Xmas)
- Environmental & NRWA: John McConville Progressive nothing impacting PNYC
- Fleet Captain & Insurance : Walter Sprague
- Floats & Float Repair: P1 D Farina P2 Z Grady
- Grounds: Jim Flynn no report
- Hall Rentals: M Peltier lots of activity; J McManus ask question considering issue at OCYC
- Ice & Pump-Out: W O'Donnell No really open for business yet
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: J Piasecki 1st launch 4/29 7 days away Reminder email will be sent to boat & trailer owners
- Lockers & Waste Oil: Gary White: Locker & Slip Meeting to be scheduled. Issue with current stuff in waste oil; Come up with a plan for existing stuff (Clean Harbors, etc) and then a plan oil recycling going forward. We cannot accept antifreeze, gasoline, water, etc.. Lock and set days to dispose.
- Marina: W O'Donnell Locker & Slip Meeting to be scheduled within two weeks.
- Mass Bay: K Carson J Piasecki to get boat list to MBYC by 5/15
- Membership Committee: Andy Polin no report
- Planning Board: Teddy Ahern no report
- Security: Chris Papadopoulos no report
- Snow: Tom Cavanaugh: N/A
- Water: Joe Queally Water is on in yard and tiki.

Old / Unfinished Business:

- Docks 13-14 & TFloat Project Status
 - Docks 13-14 ready to launch
 - TFloat(s) should be ready to launch this weekend
- Electrical Project Status
 - Cable is here; Pedestals & Connectors are order; installation TBD
 - D Kulesza Question – What were the test results (of breaker panel) and if not done yet they should be recorded when it is done

New Business:

- Need to vote on proposed By Law change (24 Yays, 0 Nays) motion passes (24/27 in attendance)
- A Coutlis Question about should we do another Ad Book? Yearly? Special Occasions? After some discussion, Board will take it into consideration
- D Kulesza Question - How much is in the Dredge Fund? - It was explained that there is NOT a dredge fund for future dredges and that the dredge fees collected are used to pay the mortgage that the club took out for the last dredge. Should Dredge Fee name be changed so that people don't think there is? After some discussion, Board will take it into consideration

Good of the Club:

- None

Motion to adjourn:

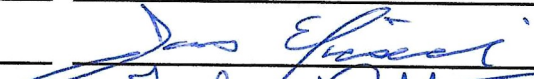
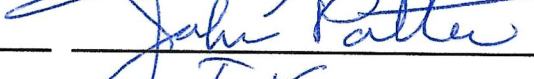
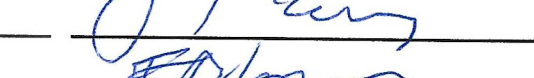

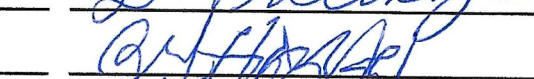
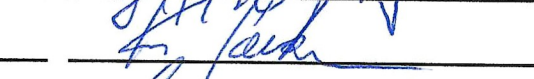



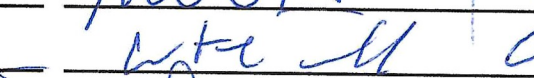





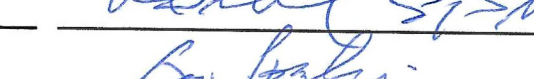
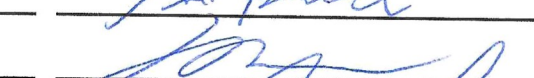
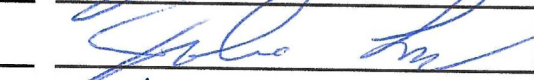

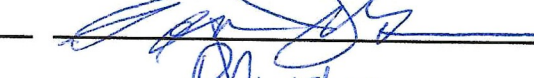
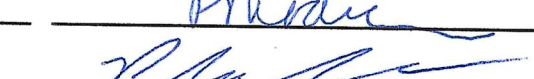
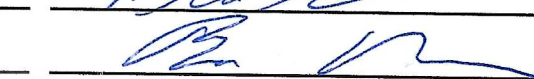

- Motion made by: **R Poulin** ; 2nd: **K Ellis** Result: **Passes**
- Adjourned at **8:14** **PM**

Executive Session: **No**


Port Norfolk Yacht Club
Attendance Sheet
QUARTERLY Body Meeting 04/22/2025

PRINT NAME

SIGNATURE

1	JAMES PIASECKI	
2	JOHN POTTER	
3	TOM COUNEY	
4	FRANK HOGAN	
5	DAVID GALLAGHER	
6	BARBARA HOGAN	
7	KEN CARSON	
8	CHRIS PAPADOPOLIS	
9	Brian White	
10	Brian To Costello	
11	Michael Rooney	
12	Warren O'Donnell	
13	JOHN MCCONVILLE	
14	DENNIS KULESZA	
15	Gary White	
15 Constitutes a Quorum at Annual, Quarterly, and Special Meeting		
16	KATHLEEN ELLIS	
17	BILL COUGHLIN	
18	MIKE PELTNER	
19	RIC POULIN	
20	BARRY GREENE	
21	JOHN LUSCINSKI	
22	JOHN MCGINNIS	
23	TOM JOYCE	
24	PATRICK MADIGAN	
25	PHILLIP SKRABUT	
26	BRED RIGBY	

Port Norfolk Yacht Club
Attendance Sheet
QUARTERLY Body Meeting 04/22/2025

	PRINT NAME	SIGNATURE
27	Anthony Contis	
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By Law Change Submitted by Jim Piasecki 1/28/2025

Article IV Section 41 Currently reads:

Section 41. A Junior member who attains Regular Membership will have his/her seniority date be the date he/she was accepted to Regular Membership. Initiation fee may be waived at this time at the discretion of the Board of Trustees. Any current Junior Member will be exempt from this By-Law and the By-Law of 1981-1982 shall apply. (See Attachment A)

Attachment A (as referenced in Article IV Section 41)

1981-1982 By-Laws

ARTICLE IV

Junior Member

1. Junior Membership shall count towards Regular Membership seniority if terms are uninterrupted except for military service.
2. If terms are uninterrupted, one (1) year probationary period shall be waived and double the amount paid in junior dues and initiation shall be deducted from regular initiation fee.

Proposed Article IV Section 41:

Section 41. A Junior member who attains Regular Membership will have his/her seniority date be the date he/she was accepted to Regular Membership. Initiation fee may be waived at this time at the discretion of the Board of Trustees.

PNYC BOARD OF TRUSTEES ATTENDANCE 2025**DATE: 4/22/2025**

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
March 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	43,595	36,771	133,962
Dues/ Services/ Misc	63,236	52,308	231,557
Lockers/ Social Activity/ Misc	12,596	11,528	105,911
Net Tiki/ Bar (after direct costs)	1,452	2,527	29,728
Total Cash Receipts	\$120,879	103,133	\$501,158
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	68,861	29,694	167,594
Office & Administrative	4,984	7,127	18,228
Social Activity- Events	0	2,165	36,116
Repair & Maintenance Spending	35,264	1,919	18,240
Sub-total Cash Expenses	109,108	40,905	240,178
Mortgages (fees/int/princ)	72,537	37,537	150,150
Total Cash Disbursements	\$181,646	78,443	\$390,327
Net Cash Increase/ (Decrease)	\$ (60,766)	24,691	\$ 110,831
Ending Cash -All Accounts March 31st	\$ 382,035	356,661	\$ 442,801

Bank Accounts

102 1503 Heritage - Eagle Bank	11,962
106 8800 Metro CU - Bar Business	8,524
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	361,249
Undeposited funds	0
Available in Bank Accounts	\$ 382,035
117 Certificates of Deposit	-
Ending Cash Balance	\$ 382,035

Cash Flow - comments

Receipts include 4 probationary vs 1 last year = + \$9,300

Disbursed are as planned. Timing items are;
Liability Ins late last year - paid Apr
Acct'g fee for IRS filling late this year

Mortgage Info: Bal Due \$ 560,772 -----Payoff 573,184 Cur Rate 3.875%
Interest rate change tracking; Feb 2025 6.810% (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>	<u>Remain</u>
2024 Unspend Reno appropriations - to finish hall	7,351		7,351
Superbowl pool funds for new Tiki roof	5,500	5,500	-
April 2024 appropriation for 2 entry doors	15,000		15,000
Jan 2025 Electrical repair - Pier 1	110,000	20,650	89,350
Jan 2025 Decking repairs/ replace	25,000	8,856	16,144
Feb 2025 Racks for connex box	1,266	1,266	-
Total Remaining Appropriations			\$ 127,844

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 - March, 2025

		Total
		Jan - Mar, 2024
	Jan - Mar, 2025	(PY)
Utilities		
Boston Water and Sewer	1,223	560
Comcast	1,333	1,193
Eversource	3,563	3,473
National Grid	1,832	1,331
Northeast Recycling	1,890	777
Insurance		
Atlantic Charter Ins Comp		1,179
MS Peltier Insurance Services LLC	34,590	
Philadelphia Insurance Co	3,921	2,446
The Hartford	754	
House Mortgage, Taxes, maintenance		
ATCO Supply Co	93	167
City of Boston Real Estate	15,070	14,684
Eagle Bank Loan	72,537	37,537
Encore-Gorham Fire	353	
MBYCA	250	250
Miscellaneous	101	5
Prestige Flag		242
Richard C Tulimieri Jr	3,125	3,225
Admin, Godwill, etc,		
Adobe Inc	127	127
Constant Contact	73	73
Deluxe for Business		74
Eagle Bank		10
Liberty Printing Co., Inc.	374	825
Lopez the Florist	121	250
Nash CPA's LLC		2,000
QuickBooks Online	698	1,078
QuickBooks Payments	943	891
Santander Bank	-15	125
SCI Global Inc.	160	160
Staples	253	
The Boston Home		250
US Treasury	1,092	77
USPS	219	30
VistaPrint		108
Not Specified	-152	1,469

Port Norfolk Yacht Club

Expenses by Vendor Summary

January - March, 2025

	Total	
	Jan - Mar, 2025	Jan - Mar, 2024 (PY)
<i>Repair & Maintenance</i>		
Ace Hardware	123	123
Amazon	29	462
American Muscle Docks		284
Beacon Building Products	2,370	
Braintree Lumber		334
Home Depot	327	158
HydroHoist LLC	6,378	
Koopman		986
Lowes		33
Nassau National Cable Corp	14,272	
National Equipment Brokers, LLC	1,266	
Timberline Enterprises, LLC	336	
William Callahan Carpentry	1,130	
Barry Greene - reimb	86	
Dennis Kulezsa reimb	3,135	
Don Baker- Reimb	500	
Edward St George- Reimb	696	
Jim Piasecki- Reimb		62
Kathleen Ellis- Reimb		12
Ken Clifford- Reimb		721
Kris Creighton -reimburs	97	
Steve Wells reimb	6,099	
<i>Bar & Entertainment</i>		
Liquor & Wine purchases	1,040	849
Burke Distributing Corp	898	1,073
Quality Beverage	2,536	2,606
Anthony Columbus Catering		2,085
BIG Y	176	58
BJ's	461	140
Market Basket	27	66
Mass DOR-bar account	945	1,244
Restaurant Depot		156
Shaws	146	36
Stop & Shop		172
Walmart	25	
Windy City Pizza	247	
Bartenders	1,958	2,213
TOTAL	\$ 189,831	\$ 88,491