

**Port Norfolk Yacht Club
Meeting Agenda – Quarterly
October 28, 2025**

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

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

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

New Members: **William Coughlin moved from Probationary to Regular effective 9/23/25**

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

Treasurer's Report Sep vs Prior Year and Full Yr 2024 (Frank Hogan): **5 PAGE REPORT ATTACHED**

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

Financial Secretary's Report 9.30.2025 (Barbra Hogan):

	2025	9/30/2025
MONTH		Q3 2025
TOTAL DEPOSITS FOR THE MONTH (OPERATIONS)		\$ 155,263.59
YEAR TO DATE DEPOSITS		\$ 396,599.94
YEAR TO DATE BILLING FROM OPERATIONS		\$ 363,104.17
MEMBER A/R AS OF MONTH CUTOFF		\$ 21,559.05
MEMBER A/R OVER 60	\$	50.00
A/R NON-MEMBER	\$	-
YTD HALL RENTALS	\$	5,525.00
ICE	\$	1,149.00
ATM	\$	430.00

- MTA made by: **S McEachern** 2nd: **K Cliiford** Result: **Accepted**

Committee Reports :

- Communications and Bills: D Kulesza request to review electrical testing report – discuss under New Business; 1 absentee ballot was received and given to election committee.
- Auditing: Barry Greene Committee reviewed club records - Everything looks good
- Bar: Brad Rigby Tiki is closed for season; down a little due to fewer events
- Crane & Equipment: Ed St George Crane is ready to go for marina haul up
- Dredging: Jim Maloney no report / NA
- Electrical: Tom Joyce T float pedestals will be done in spring as will remaining planned phase II work to replace repair, cable, connectors, and pedestals as needed to the gangway.
- Entertainment: Kathleen Ellis Closing nite Sat 11/1; Christmas/holiday party 12/20
- Environmental & NRWA: John McConville - Gov shutdown has everything on hold. Prior to shutdown contracts awarded to continue work to remove and replace contaminated riverbed material in Hyde Park area
- Fleet Captain & Insurance: Walter Sprague no report
- Floats & Float Repair: P1 D Farina no report P2 Z Grady no report - Discussion about Main Float repairs and can we get more than 1 section (11/12) as required by the bylaws done. Get a committee together to plan the work and timeline
- Grounds: Jim Flynn no report
- Hall Rentals: M Peltier - there are rentals booked over last two months
- Ice & Pump-Out: W O'Donnell \$40 more to be deposited; cooler is full and members can use; Need everyone to sign the pump out logbook
- Labor Control: Mike Rooney (see the hours posted on board in members lounge)
- Launch and Haul: will be done by Nov 7th (delayed due to ECM equipment issue)
- Lockers & Waste Oil: Gary White: Lockers – will have locker assignment mtg in April. Waste Oil - progressive; We have a new EPA # issued and will be getting clean harbors to get everything out of there, but the area will be 'locked down' and violators will run the risk of disciplinary action by the board.
- Marina: W O'Donnell - Will have slip & locker meeting next April; All slip contracts will be sent out for renewal / update.
- Mass Bay: K Carson July 11th for Tall Ships
- Membership Committee: Andy Polin - 5 or 6 inquiries about membership (all want storage, but we cannot guarantee that)
- Planning Board: Teddy Ahern – no report
- Security: Chris Papadopoulos – no report
- Snow: Tom Cavanaugh: N/A

- Water: *Joe Queally* Docks are shut off and tiki and yard will be shut off on Nov 18th

Old / Unfinished Business:

- Need to get both whalers running. Frank (Orange boat) needs new battery & fresh gasoline. Chipper (White boat) not running & potentially needs a new motor. Requested that we buy a 25 hp motor (or two) for whalers – ESG
- Need to ensure that all boats in yard are insured
- Need to “prep” marina for decommissioning. Water & Electrical disconnects. Diamond plates fastened, etc... Schedule Sat work party to do diamond plate work
- B Rigby Motion to spend up to \$750 on new compressor 2nd by K Carson motion passed
- Add Merchandise Chair update to committee reports (Calnan)

New Business:

- D Baker thanks membership for its patience and support for the numerous projects and improvements that were done this year
- D Kulesza 7/26 Letter read to membership as requested. Board determined no reprimand is necessary.
- D Kulesza request to review the electrical testing. J Piasecki to have report available at monthly or quarterly meetings for any member to review.
- Long Term Storage change discussed
- New business suspended at 8:15 while votes tallied. Jumped to Good of the Club; Meeting reconvened at 8:40 for election results for 2026 Board of Trustees:
 - **Commodore:** Warren O'Donnell (unopposed)
 - **Vice Commodore:** Ron Brousseau (unopposed)
 - **Rear Commodore:** Jim Piasecki (unopposed)
 - **Treasurer:** Frank Hogan (unopposed)
 - **Financial Secretary:** Barbara Hogan (unopposed)
 - **Recording Secretary:** Mike Peltier (unopposed)
 - **Trustees (top 3 vote getters for 2026 for 2-year term):**
 - 33 – Pat Calnan
 - 31 – Ed St George
 - 19 – Gary White
 - **49 total votes were cast including 1 absentee ballot. 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 K Taylor to destroy the used and unused ballots – Seconded and unanimously accepted by voting body.
- Board thanked all candidates that ran

Good of the Club:

- New winter parking (Cars should park in same direction as boats) email to be sent out
- Members' lounge will be open for football on Sundays.
- Do not jam new entry doors open! Will get correct door stop leg for both doors and install them.

Motion to adjourn:

- Motion made by: S McEachern 2nd: K Carson Result: Approved
- Adjourned at 8:44 PM

Executive Session: No

PNYC BOARD OF TRUSTEES ATTENDANCE 2025**DATE: 10/28/2025**





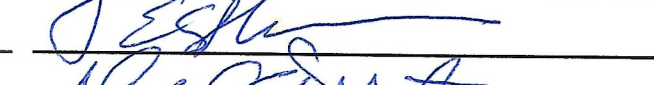
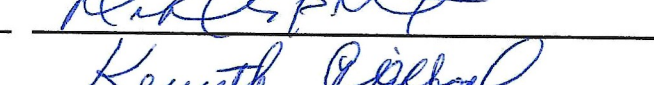


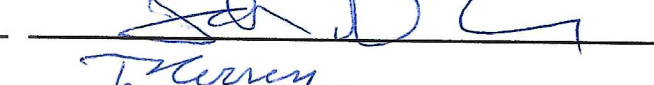
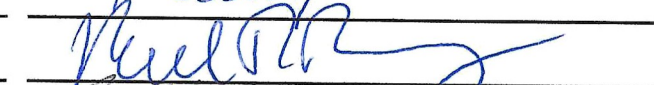
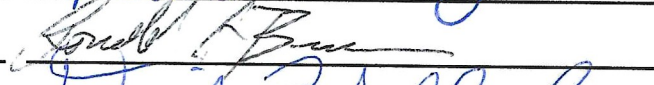
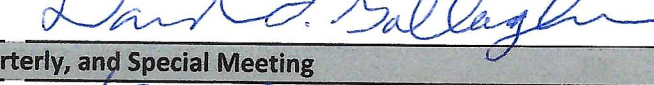


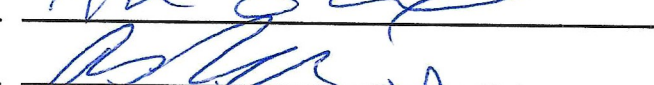
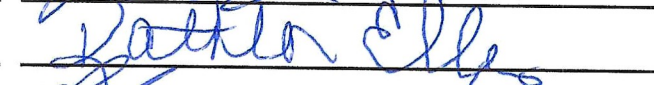

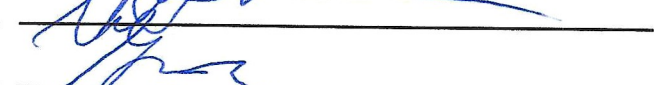
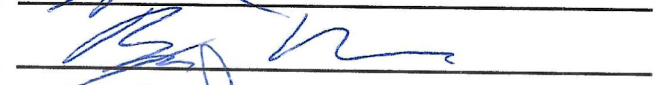
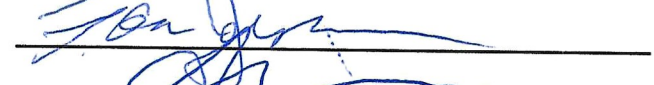

Quarterly & Regular Monthly Mtgs

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		
		11	1	0
Present	11			
Needed for QUORUM =	7	Quorum Present		

Port Norfolk Yacht Club
Attendance Sheet
QUARTERLY Body Meeting 10/28/2025

PRINT NAME

SIGNATURE

1	JIM PIASECKI	
2	BARRY GRIFFIN	
3	FRANK HOGAN	
4	BARBARA HOGAN	
5	JOHN S. POTTER	
6	ED STGEORGE	
7	MIKE PELTZER	
8	KEN CLIFFORD	
9	BILL WHITE	
10	WARREN O'DONNELL	
11	JOHN MCCONVILLE	
12	TOM COONEY	
13	MIKE ROONEY	
14	RONALD BROUSSEAU	
15	DAVID F. GALLASHER	
15 Constitutes a Quorum at Annual, Quarterly, and Special Meeting		
16	KEN CARLSON	
17	PATRICK CALNAN	
18	MICHAEL CLARK	
19	BRIAN CASTELLO	
20	KATHLEEN ELLIS	
21	PHILIP SKROBAT	
22	SCOTT McEACHAN	
23	CORY WHITE	
24	BRAD RIGBY	
25	TOM JOYCE	
26	ANDY POLIN	

Port Norfolk Yacht Club
Attendance Sheet
QUARTERLY Body Meeting 10/28/2025

	PRINT NAME	SIGNATURE
27	KEN TULLOCH	[Signature]
28	DON BAKER	Don Baker
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**Port Norfolk Yacht Club
Cash Flows Summary
September 30, 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	131,037	118,684	133,962
Dues/ Services/ Misc	235,693	230,002	231,557
Lockers/ Social Activity/ Misc	55,054	68,999	105,911
Net Tiki/ Bar (after direct costs)	15,817	22,983	29,728
Total Cash Receipts	\$437,601	440,667	\$501,158
Expenses			
Operating (RE Tax, Utilities, Ins., Steward)	137,639	129,412	167,594
Office & Administrative	17,188	15,673	18,228
Social Activity- Events	11,962	33,966	36,116
Repair & Maintenance Spending	118,711	15,204	18,240
Sub-total Cash Expenses	285,500	194,255	240,178
Mortgages (fees/int/princ)	265,112	112,612	150,150
Total Cash Disbursements	\$550,612	306,867	\$390,327
Net Cash Increase/ (Decrease)	\$ (113,011)	133,800	\$ 110,831
Ending Cash -All Accounts Sept 30th	\$ 329,790	465,771	\$ 442,801

Bank Accounts

102 1503 Heritage - Eagle Bank	35,879
106 8800 Metro CU - Bar Business	12,427
108 Banks for Bar Registers	300
111 Eagle Premium MM 1318	281,184
Undeposited funds	0
Ending Cash Balance	\$ 329,790

Cash Flow - comments

Revenues up \$21,700 for Probationary

Spending is in line with expectation
\$99 k on projects - \$20 other R&M
\$152.5 k additional mortgage

Mortgage Info: Bal Due \$ 377,445 -----Payoff 385,917 Cur Rate 3.875%
Interest rate change tracking; Oct 2025 6.580% (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	10,886
Jan 2025 Electrical repair - Pier 1	110,000	53,509
Jan 2025 Decking repairs/ replace	25,000	32,588

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

	Total	
	Jan - Sep, 2025	Jan - Sep, 2024 (PY)
Utilities		
Boston Water and Sewer	4,787	4,307
Comcast	4,120	3,578
Eversource	16,382	18,896
National Grid	2,517	1,921
Northeast Recycling	5,670	3,636
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	1,233	865
City of Boston -Liq Lic & Assmb Prmt	250	250
City of Boston Real Estate	44,856	43,732
Eagle Bank Loan	265,112	112,612
Encore-Gorham Fire	804	
GoDaddy.com	293	217
Inspectional Service Dept	185	185
Joyce and Gendreau Jewelers	542	331
MBYCA	1,133	1,127
Miscellaneous	188	4,611
Prestige Flag	171	242
Richard C Tulimieri Jr	9,550	9,600
Tolman Mfg. & Supply Co.	102	102
Admin, Godwill, etc,		
Adobe Inc	127	127
Commonwealth of Mass		15
Constant Contact	233	220
Deluxe for Business	217	74
DocuSign	319	319
Eagle Bank		20
Erin M Keller		250
Liberty Printing Co., Inc.	957	825
Lopez the Florist	410	691
Nash CPA's LLC	2,250	2,000
QuickBooks Online	2,308	892
QuickBooks Payments	3,458	3,108
Santander Bank	-15	332
SCI Global Inc.	640	320
Staples	253	
The Boston Home		250

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

	Total	
	Jan - Sep, 2025	Jan - Sep, 2024 (PY)
US Treasury	2,692	2,177
USPS	219	189
VENMO - Eagle 1503	19	81
VistaPrint		108
Not Specified	557	3,373
<i>Repair & Maintenance</i>		
Ace Hardware	154	702
Allied Bolt & Screw Corp	1,694	
Amazon	1,419	1,277
American Muscle Docks	1,234	284
Badger Machine Works Inc	10,500	
Beacon Building Products	2,370	
Bert's Electric Supply	3,880	495
Braintree Lumber		334
Continental Marine Services		270
Controller Service & Sales	14,426	
Dennis Derenne Electric	1,030	
Drive In Paint Mart		63
Etrailer.com		339
Glass by Design	9,705	
Harbor Freight		58
Home Depot	1,021	761
Home Electrical LLC		540
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	56	48
Ronan 953	10,400	5,264
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		515
Jim Piasecki- Reimb	3,985	62
Joe Queally- riemb		877

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

	Total Jan - Sep, 2025	Jan - Sep, 2024 (PY)
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	10,003	277
Ted Ahern - reimb	264	1,050
Will Shalit - reimburse	206	332
Bar & Entertainment		
Liquor & Wine purchases	6,828	8,320
Burke Distributing Corp	3,606	4,907
Quality Beverage	7,445	9,275
Anthony Columbus Catering	4,031	3,777
BIG Y	307	257
BJ's	865	1,152
Costco Wholesale		17
Dollar Tree	119	96
Etsy	289	2,347
Jimmy Coyne Promotions	2,236	6,161
Karen Castro Florist		303
Konditor Meister	135	
Lambert's Market	15	487
Market Basket	222	102
Mass DOR-bar account	3,290	4,083
Ocean State	31	34
Paul W. Marks Co., Inc.	270	
Printmaster		1,501
Restaurant Depot	327	255
Roche Brothers		11
Shaws	1,408	1,926
Stop & Shop	371	397
Target	15	
Venezia Rest		8,830
Walmart	424	733
Windy City Pizza	368	256
Bartenders	8,159	7,175
TOTAL	\$ 581,967	\$ 344,841

Port Norfolk Yacht Club Profit and Loss by Event

July - Sept 2025

	Christmas in July		Invasion -not		Cookout & house band		Cook out & Crazy Old Dogs		100th Gala/Zac & Dave	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Headcount	74	69	46		22	51	78			118
352 Events										
355 Raffles	750	1,035	460		220	726	1,960			11,800
	370		130		110		700			1,645
Total Income	\$ 1,120	\$ 1,035	\$ 590	\$ 0	\$ 330	\$ 726	\$ 2,660	\$ 0	\$ 0	\$ 13,445
Expenses										
580 Event Costs	481	1,539	504		144	200	1,605			15,770
582 Raffle Expenses	100									525
Total Expenses	\$ 581	\$ 1,539	\$ 504	\$ 0	\$ 144	\$ 200	\$ 1,605	\$ 0	\$ 0	\$ 16,295
Net Income	\$ 539	\$ (504)	\$ 86	\$ -	\$ 187	\$ 526	\$ 1,055	\$ -	\$ -	\$ (2,850)

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

Bar Revenues	\$ 1,574	\$ 1,769	\$ 974	\$ 876	\$ 1,261	\$ 2,215	\$ 1,677	\$ 2,787		
Est Contrib after costs	\$ 690	\$ 750	\$ 387	\$ -	\$ 353	\$ 531	\$ 998	\$ 739	\$ -	\$ 1,274

Projects Appropriated @ January Body Meeting

Tracking Through 9/30/2025

Pier 1 Mains # 13 and #14

	<u>Approp \$\$</u>	<u>Spend \$\$</u>	ref #
Lumber & deck screws	2,130	5,361	1
Diamond plates & adhesives	17,200	10,999	2
Floats/ Hardware/ unseen structural	5,670	16,229	3
Totals	25,000	32,588	

Notes to spending;

Lumber order reconfigured to include joist repairs & T-float & Fingers

Hardware increased for unseen wear & tare

Approp \$\$ did not include plumbing on #13 & 14 2,559

Approp \$\$ did not include 8 Floats purchased 3,101

Electrical repairs

	<u>Approp \$\$</u>	<u>Spend \$\$</u>	ref #
Terminal Block/ Boxes/ Welding	18,800		1
Metric Male & Female/ supports	23,268	14,426	2
Pedestals - 4	6,400	12,757	3
Cable (original est includes mix)	57,700	24,300	4
Panelboard	-		
other misc	3,832	4,327	5
Totals	110,000	55,809	

Notes to spending;

Plan includes testing to identify replacement repairs needed.

Metric connection was reduced from 12 to 4 for the appropriation vote.

Pedestals were for 28 in the estimate, reduced to 4. -Ordered 6 with breakers

Panelboard was not included until all pier repairs are completed. As Permits will be Required

Not including salvaged cash for metals in September - \$2,300

Other Repair & Maintenance spending

		\$ 30,314
Crane, Equipment & work boats	2,443	
Hall project _new Entry Doors	10,886	
Electrical & Plumbing maintenance	(2,300)	
Pier 2 gangway & piling shackles & fingers	2,299	
Dock carts & Pump out	781	
Work Parties - lunches	538	
Grounds & Safety (Includes Gate repair)	2,711	
Yard Moves - crushing boats	9,400	
Tiki roofing - this year spending	3,557	30,314

Project Spending Detail---sorted by Vendor

Date	Name --paid	Amount	Memo/Description	Vendor
Pier Project				
04/19/2025	Ace Hardware	20.17	drill bits	Ace Hardware
02/27/2025	Steve Wells reimb	1,307.04	Allied Bolt & Screw - \$61 Harbor Freight	Allied Bolt & Screw Corp
03/19/2025	Steve Wells reimb	2,096.37	3/11 Allied Bolt & Screw	Allied Bolt & Screw Corp
04/07/2025	Allied Bolt & Screw Corp	119.00	hex cap screws	Allied Bolt & Screw Corp
04/15/2025	Allied Bolt & Screw Corp	35.42	nuts and washers	Allied Bolt & Screw Corp
04/24/2025	Allied Bolt & Screw Corp	896.34	bolts & washers and forged Eye Bolts	Allied Bolt & Screw Corp
04/25/2025	Jim Piasecki- Reimb	209.12	Allied Bolt & Screw Corp 4/7 & 4/10	Allied Bolt & Screw Corp
04/29/2025	Steve Wells reimb	1,824.05	Allied Bolt & Screw Corp	Allied Bolt & Screw Corp
04/30/2025	Allied Bolt & Screw Corp	-286.49	eye bolts credit	Allied Bolt & Screw Corp
05/31/2025	Allied Bolt & Screw Corp	713.33	for inventory	Allied Bolt & Screw Corp
04/14/2025	American Muscle Docks	474.90	cleats etc	American Muscle Docks
04/02/2025	Badger Machine Works Inc	10,500.00	Diamond Plates	Badger Machine Works Inc
03/27/2025	Dennis Kulezsa reimb	2,818.02	decking etc	Dennis Kulezsa reimb
03/27/2025	Dennis Kulezsa reimb	316.77	adhesive & cleaner	Dennis Kulezsa reimb
04/25/2025	Jim Piasecki- Reimb	3,100.85	8 floats from Dock Boxes unlimited	Dock Boxes Unlimited
03/17/2025	Steve Wells reimb	446.44	Dockhardware.com	DockHardware.com
03/25/2025	Steve Wells reimb	1,659.78	Dockhardware.com	DockHardware.com
04/29/2025	John McManus- Reimb	2,559.15	plumbing materials for # 3 & #14	Economy Plumbing
03/15/2025	Home Depot	63.62	paint for galvanize hdwr	Home Depot
03/18/2025	Home Depot	84.83	paint for galvanize hdwr	Home Depot
03/27/2025	Home Depot	63.62	paint for galvanize hdwr	Home Depot
04/03/2025	Home Depot	63.62	galvanized paint	Home Depot
04/14/2025	Don Baker- Reimb	106.19	lumber & deck screws	Home Depot
04/18/2025	Home Depot	63.62	galvanized paint	Home Depot
04/19/2025	Home Depot	22.12	drill bits	Home Depot
04/27/2025	Don Baker- Reimb	163.21	lumber & routing bits	Home Depot
04/27/2025	Home Depot	53.02	galvanizing paint	Home Depot
04/29/2025	Steve Wells reimb	495.60	Home Depot	Home Depot
04/15/2025	Koopman	2,138.62	decking for T floats	Koopman
03/25/2025	Timberline Enterprises, L	335.73	lumber to repair various finger floats	Timberline Enterprises, LLC
04/14/2025	Don Baker- Reimb	123.68	lumber & deck screws	Timberline Enterprises, LLC
	Total @ 9/30/25	\$ 32,587.74		

Electrical Project

05/30/2025	Allied Bolt & Screw Corp	216.56	for electrical project per J Pie	Allied Bolt & Screw Corp
05/09/2025	Bert's Electric Supply	149.60	tape for splicing	Bert's Electric Supply
05/30/2025	Bert's Electric Supply	128.62	tape for splicing & hole saw	Bert's Electric Supply
06/11/2025	Bert's Electric Supply	2,065.56	3 invoices - supplies for work connectir	Bert's Electric Supply
06/30/2025	Bert's Electric Supply	357.16	Inv 559918 less disc 6.85	Bert's Electric Supply
07/29/2025	Bert's Electric Supply	467.98	Inv 561973 less 3.97 disc & Inv 562956	Bert's Electric Supply
09/30/2025	Bert's Electric Supply	698.02	Inv 567251 less disc 13.39	Bert's Electric Supply
05/02/2025	Controller Service & Sale	14,426.41	meltric conectors	Controller Service & Sales
04/04/2025	Dennis Kulezsa reimb	243.43	black diamnd cover tape	Dennis Kulezsa reimb
03/11/2025	HydroHoist LLC	6,378.25	50% deposit order S0039682	HydroHoist LLC
04/21/2025	HydroHoist LLC	6,378.25	50% balance due - order S0039682	HydroHoist LLC
03/07/2025	Nassau National Cable C	14,272.00	400 ft per quote SJ1546R	Nassau National Cable Corp
04/25/2025	Jim Piasecki- Reimb	20.00	cash tip to driver for electric cable deliv	Nassau National Cable Corp
07/10/2025	Nassau National Cable C	10,007.60	200 ft 4/0 and 80ft 2/0--- per quote SQ3	Nassau National Cable Corp
09/06/2025		-2,300.00	net proceeds metals recovery	Recovered \$ - metal salvage
	Total @ 9/30/25	\$ 53,509.44		

Hall Entry Doors project

09/05/2025	Dennis Derenne Electric	350.00	move security pad to outside door	Dennis Derenne Electric
09/11/2025	Dennis Derenne Electric	580.00	fix entry to hall with soffett for lighting	Dennis Derenne Electric
08/27/2025	Glass by Design	9,704.69	new entry doors to clubhouse	Glass by Design
09/08/2025	Home Depot	250.81	for hall entry way	Home Depot
	Total @ 9/30/25	\$ 10,885.50		

**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

Dennis Kulesza <dennis@mrwc.com>

10/14/2025 1:13 PM

Electrical Test Reports. Pier1

To Thomas Joyce <tjoyce9692@aol.com> Copy Don Baker <dwbaker88@comcast.net> •
James Piasecki <jppiasecki@comcast.net> • Matthew Mahoney <mjmahoney3@gmail.com>

Hi Tom, would you kindly provide me with the electrical test results done on Pier1, electrical legs A,B and C on 5/19/25, 7/21/25 and any other test dates? Please include the types of test equipment used, components tested (cables, pedestals, disconnects, etc.) quantitative results and conclusions drawn.

Thank you.

Regards,

Dennis Kulesza

Life Member