

Port Norfolk Yacht Club
Meeting Minutes – SPECIAL
March 16, 2025

Meeting called to order by: **D Baker** at **5:00** **PM**

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

Board Roll Call: (see attendance sheet) **Quorum Present; Business can be conducted**

I. D Baker thanks everyone for attending and explains to the membership how the meeting will “flow”:

- The purpose of the meeting is “Pier 1 Electrical Repairs and Related Work”
- The board will have a brief update on the Electrical Repairs and Related Work that has been done and plans to do in the coming weeks/months
- Asks that all questions /comments are held until the update is completed
- Once the update is completed questions and comments from the body will be taken.
- In accordance with the bylaws, we ask that members wishing to speak on the topic raise their hands and that all questions and comments are directed through the board

II. D Baker asks J Piasecki to provide the following Electrical Repair and Related Work project update:

10/22/2024 Quarterly Mtg it was determined that the project would kick-off and be done in conjunction with the pier repair project in the spring and would continue once the marina was commissioned (*Copy of minutes attached if needed*)

11/26/2024 Monthly Mtg the board discussed electrical repair options with the electrical repair team and requested that a budget be prepared for the December Meeting. The same was asked of the pier repair team. Additionally, via email, the pier repair team co-ordinator stressed the urgency that the electrical system be repaired correctly and to seek outside design help if needed. This was done (*Copy of minutes attached if needed*)

12/17/2024 Monthly Mtg - No electrical plan update was given and it was determined that the update / budget would be provided at the January Annual Meeting. The pier repair team voiced its desire to have the electrical repair plan in order to incorporate it into their pier repair plan. Board requested that Team put a plan together in order to get a budget and materials order (lumber, hardware, and floats) understanding that utilities placement will be an

“open” item. Board was asked to get the Conex boxes cleaned up and or get another box in order to store materials for both projects. It was reiterated that budgets for these projects be done so that the board’s cash planning for the coming year. (*Copy of minutes attached if needed*)

1/28/2025 Annual Mtg - Board and Pier I Electrical Repair Team requested up to \$110,000 fund appropriation for electrical repairs on Pier I to keep the project moving forward. Motion was made and unanimously approved to appropriate \$110,000. Board and Pier I Repair Committee requested up to \$24,00 fund appropriation for Pier 1 Floats 11-12 Repairs. Motion was made and unanimously approved to appropriate \$25,000. There was also a show & tell with one of the current pedestals to determine if the 4/0 cable could be connected to our existing pedestals. (*Copy of minutes attached if needed*)

As of today #1 – 400’ of the 4/0 cable and 6 pedestals (enough for tfloat & floats 13-14) have been ordered. Cable will be delivered on Monday. 4 Meltric “quick-connects” (enough for tfloat & floats 13-14) will be ordered and a mock up of an alternative “junction box” is partially complete. In reviewing the cut sheets and knock-out panels of the new pedestals and our existing pedestals it has been determined that both can handle the 4/0 cable. The electrical team has, and will continue, to test the individual sections of each leg (A, B, and C) of the system to determine a prioritized repair sequence after tfloat and floats 13-14 are done. We will schedule work parties to do the work on floats 13-14. We know that we will need at least 2 skilled and 2 unskilled laborers to do the work on these floats and then on each float that we repair once the marina is commissioned. The electrical team will arrange to have the breakers in the panel tested to ensure that they are functioning properly and can be used or if we have to replace the breakers.

As of today #2– the Conex boxes have been clean-out and straighten up with shelving so that there is room to store hardware for the projects

As of today #3– floats 13-14 have been stripped down. Upon doing this it was determined that additional materials would be needed as most of the bolts needed to be replaced along with a few joists in each of the floats. Materials for the pier repairs have been or will be ordered, and we expect delivery next week and repair work to continue next weekend. Upon seeing the hardware corrosion in floats 13-14, it was determined that we should pull & inspect the tfloat and replace bolts and hardware there as needed.

III- D Baker opens the floor to the body for questions

1. D Kulesza asks who is on the electrical committee and what is being done.
 - a. D Baker explains that T Joyce and M Mahoney are currently working on the project
 - b. Matt Mahoney reiterates the approach to do the repairs from the TFloat in towards the panelbox focusing on the damaged B-leg that was down last season, the C-leg, and the A-leg, which appears to be fine but will be tested if time allows this season
2. D Kulesza follows up asking exactly who will be doing the work and if they are licensed electricians.
 - a. It was explained that the work would require two skilled electricians and two unskilled. Team currently includes T Joyce. M Mahoney, S Cummings (who had volunteered to be on the project), and others would be recruited as needed
3. S Wells commented on the lack of help and knowledge of pier repair work
 - a. It was suggested that the board would be able to provide help needed to complete the pier repair work
4. D Kulesza asks if permits have been pulled
 - a. D Baker responds that no permits have been pulled yet as we are not at that point yet
5. D Kulesza makes motion to appropriate another \$100,000 to bring the total appropriation to \$210,000; Motion seconded by J Maloney
 - a. Much discussion on the motion...including clarification that the current \$110,000 appropriation is not for the entire project as not all pedestals will be replaced this year, panel box may not need to be replaced, and all cable and connections may not need to be repaired. If/when these are needed, the board will request that the body appropriate additional funds
 - b. Vote was 9 "yeas: and 17 "nays" – motion fails

Motion to adjourn made by B Costello and seconded by M Rooney. Meeting adjourned at 6pm without a vote.

HANDOUTS THAT WERE MADE AVAILABLE UPON REQUEST

ARTICLE XIII

Rules of Order

- Section 1. Any member wishing to speak shall rise and address the chair.
- Section 2. If two (2) members claim the floor at the same time, the Commodore shall determine who shall speak first.
- Section 3. No member shall speak more than twice upon the same subject without permission from the chair.
- Section 4. Robert's Rules of Order shall be authorized for the decision of disputed questions of order and debates not herein provided for. (4/13/99)

October 22, 2024 Qtrly Mtg

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)
- 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.

November 26, 2024 Monthly Mtg

New Business: (November 26, 2024 Monthly Mtg)

Discussed electrical system with electrical team member Matt Mahoney:

- Reviewed 3 potential plans put forward by J Piasecki (attached) and provided info regarding overall approach, cable cost & availability, and additional options including going to 50 amp service and code compliance considerations when doing the project
- Board requested that the Electrical Team meet and prepare a recommendation and budget for the December monthly meeting

Discussed pier rebuild next steps with rebuild team members Ahern, Brosseau, and Wells:

- Pier rebuild team member Dennis Kulesza could not attend the meeting, but provided his input via email to the board and both electrical & rebuild team members. Stressed the urgency to get the electrical system fixed including seeking outside design help if needed.
- Aside from the topside decking, the Pier I floats taken out don't look very bad at first glance; Floats boxes and visible framing appear fine, but will have to take all of the decking off to determine what will be needed for the rebuild including how to "protect" electrical and plumbing systems.
- Board requested that the Rebuild team meet and present a plan to the board at the December meeting

December 17, 2024 Monthly Meeting

Old / Unfinished Business:

- Update on Electrical – No report given. Will have one before the January meeting to update the pier rebuild team and ultimately the body at the quarterly meeting.
- Update on Pier 1 float rebuild – Team would like to know the electrical plan to incorporate it into their plan; Board requests that Team put a plan together in order to get a budget and materials order (lumber, hardware, and floats) understanding that utilities placement will be an “open” item.
- Can we get Connex boxes cleaned out to (a) make them usable and (b) to store materials for the two marina projects able? J Piasecki to email potential workers including E Forstyh, S Wells, and B Saravales who had previously said that they would be able to help

New Business:

Cash plan – need budgets for the above two projects in order to determine our “excess” cash balances and where best to apply any excess cash since short term investment rates are projected to be below projected mortgage interest rates.

January 28, 2025 Annual Mtg

Old / Unfinished Business:

- No Old Unfinished Business for 2024. Pier Repair and Electrical Repair Projects will be handled as part of New Business for 2025

New Business:

- K Clifford thanked the body and his board for supporting him through 2024 and wished the 2025 well. He introduced new board members / positions: Don Baker, Commodore; Warren O'Donnell, Vice Commodore; Ron Brousseau, Rear Commodore; Trustees elected for 2025 & 2026: Phil Skrabut will be replacing Ron Brousseau, Brian Costello and Mike Rooney incumbents
- D Baker thanked Commodore Ken Clifford for the fantastic job presiding over PNYC's 100th year!
- Board and Pier I Repair Committee requested up to \$24,00 fund appropriation for Pier 1 Floats 11-12 Repairs. This estimate includes decking and decking hardware plus any potential replacement of joist/framing hardware (\$2,000-\$4000) + \$17,000 for marine grade aluminum diamond plate and hardware for all Pier I mains to protect / cover the electrical cable
 - After discussion on the project including selection of aluminum vs stainless, B Rigby made motion to spend up to \$25,00 for Pier I repairs as outlined; 2nd by K Carson; Motion passed unanimously
- Board and Pier I Electrical Repair Committee requested up to \$110,000 fund appropriation for electrical repairs on Pier I. This estimate includes replacing damaged cable, connections, terminal blocks, etc...
 - After discussion on the project including a "show & tell" with an existing pedestal, J McCarthy made motion to spend up to \$110,00 for the project as outlined; 2nd by J Maloney; Motion passed unanimously

February 25, 2025 Monthly Mtg















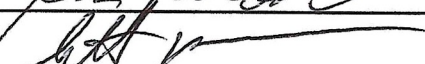





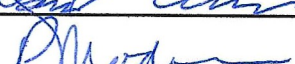


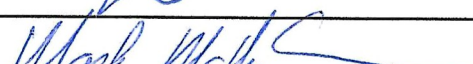


Old / Unfinished Business:

- P Skrabut had electrical question - junction box vs quick-connects? Discussed that we are going to try junction boxes on the repaired floats to see if they would be a viable option to the quick connects. If they do not work, quick-connects will be put in. These options are "interchangeable"

Motion to adjourn:

- Motion made by: **B Hogan** ; 2nd: **P Skrabut** Result: **Accepted**
- Adjourned at **7:47** PM

Port Norfolk Yacht Club
Attendance Sheet
Special Meeting 3/16/2025

	PRINT NAME	SIGNATURE
1	Brian T. Castello	
2	STEPHEN WELLS	
3	Frank HOBAN	
4	Ken Clifford	
5	Brian White	
6	Brad Rigby	
7	Mike Rooney	
8	DONALD KULEGA	
9	Kristopher Coughton	
10	Matthew Mahony	
11	Jim Maloney	
12	JAMES OCHS	
13	DAVID GENDREAU	
14	KEN CARSON	
15	SCOTT McEACHERN	
15 Constitutes a Quorum at Annual, Quarterly, and Special Meeting		
16	Mike Boyle	
17	JAMES PIERCKI	
18	Jennifer McArthur	
19	Edward McCarthy	
20	David Cummings	
21	PATRICK MADIGAN	
22	Phillip Skrabet	
23	Justin White	
24	MARK McNicholas	
25	MATT Coakley	
26	Chris Papadopoulos	

Commodore
Don Baker

Vice Commodore
Warren O'Donnell

Rear Commodore
Ron Brousseau

Port Norfolk Yacht Club

179-181 Walnut Street, Neponset, MA 02122
Mailing address: P.O. Box 220066
Dorchester, MA 02122

Treasurer
Frank Hogan

Financial Secretary
Barbara Hogan

Recording Secretary
Jim Piasecki

Teddy Ahern
Mike Rooney

Trustees
Brian Costello Jr
Phil Skrabut

John McConville
Brian White

March 9, 2025

SPECIAL MEETING NOTICE

In accordance with **Article XI Section 2** of the Bylaws, Dennis Kulesza has requested that a special meeting be held. A copy of the request for a Special Meeting is attached and was submitted to the Commodore on March 6th with the appropriate signatures.

In accordance with **Article XI Section 3** of the Bylaws, the only business / purpose that will be conducted at this meeting will be "Pier 1 Electrical Repairs and Related Work".

In accordance with **Article VII Section 4** the special meeting will be held on **Sunday March 16, at 5pm** at PNYC.

Sincerely,

Jim Piasecki
Recording Secretary

Cc: PNYC Board of Trustees
Sent via email to voting eligible members.

SPECIAL MEETING REQUEST

March 2, 2025

Commodore Don Baker
Port Norfolk Yacht Club
179 Walnut Street
Dorchester, MA 02125

Re: Special Meeting Request
Article XI, Section 2.
Pier 1 Electrical Repairs and Related Work

Dear Commodore Baker,

Under the above reference Article XI, Section 2., We the undersigned MEMBERS in GOOD STANDING who have meet the ten (10) signature requirement respectfully request that you call a Special Meeting forthwith to discuss the following topic of critical importance for the safety and functionality of the Club required under Article III, Section 1 "The Purpose of The Club" for which an excess of \$100,000.00 has been allocated to implement.

The topic of the said Special Meeting request shall be Pier 1 Electrical Repairs and Related Work.

Please be advised it will be necessary for the Electrical Committee Chairman as well as members of the Electrical Committee to attend this meeting and we the undersigned are requesting they attend said Special Meeting.

Respectfully Submitted,

Dennis Kulesza
Life Member