

**East Portal Bocce Club Board Meeting  
East Portal Park Clubhouse  
July 1, 2024**

**EPBC Website: [www.epbcsac.com](http://www.epbcsac.com)**

The meeting was called to order by President Jay James at 5:30 pm.

**Officers/Directors Present:**

Jay James, President  
Joe Pane, Vice-President  
Iggy Lopez-Alvarez, Treasurer  
Catherine Travers, Secretary

**Officers/Directors Absent:**

Henry Powell, Director

Steve Choe, Director  
John Leonard, Director  
Michele Rogers, Director  
Al Velasquez, Director

Romano Luchini, Facilities Manager

**Visitors:**

Ottavio Luchini  
Paulette Wells  
Stephen Rogers

**Roll Call**

The roll call sheet was passed around by the secretary.

**Approval of June Minutes**

It was moved by Al and seconded by Steve to approve the June minutes. The motion passed.

## **Treasurer's Report**

Iggy reviewed the report for us. Iggy has the MasterCard/Visa statement if anyone wants to see it. John asked if we have a budget which we do not. John asked what part of the total we would have access to which isn't the insurance money. He would also like to know what ongoing expenses we have between now and the end of December. Iggy told us that we don't have a budget. The insurance money was \$112,000 to \$113,000. We have a net of about \$30,000 annually. We are not operating at a deficit. John would like to have a single-sheet budget for the year. Iggy will bring in a proposed budget at the next meeting. The budget will cover the year 2025 January to December.

It was moved by Joe and seconded by John to approve the June Treasurer's Report. The motion passed.

## **Calendar Review**

Iggy said that once he gets a rental he immediately puts it on the calendar. Also the Kids Camp days are on the calendar as well as the new morning league. The Friendship Tournament is on Saturday, July 27. Around 40 people are expected.

There have been three days so far of Kids Camp with about 40-50 kids. Jay thanked the volunteers. The Camp is from the 24<sup>th</sup> of June until the 18<sup>th</sup> of August, on Monday and Thursday. The kids are from 6 years old to 12 years old. It's a City program called Summer Oasis.

## **Announcements**

### **End of the Year Dinner**

Joe passed around the proposed poster/flyer for the dinner. The dinner is in October on a Wednesday night. They are planning for 125 people instead of 100 as in the past. Joe is meeting with the Dante Club on Monday to work out the details. John asked how the cost is decided. This year we will be in the bigger room and will not do passed around hors d'oeuvres.

John doesn't believe we should subsidize the event and should make money on it. Joe noted that we will be subsidizing the event for less this time. Iggy felt that we should focus on spending less money and Joe asked that this be on the next agenda under New Business.

## **501(c)(3) versus 501(c)(7) Update**

Steve reminded us that under the first version donations are tax deductible. To achieve either status forms must be filed with the IRS. There are three different ways to get the first status. Steve reached out to the heads of three bocce federations in the Bay Area to see copies of their paperwork. He is awaiting the copies. 501(c)(7) organizations are social clubs which we are.

## **USBF Membership Cards**

Steve returned the membership cards to Jay after trying to sell them. Iggy sent a check and letter to the woman in charge of increasing our membership. She was out of the country and couldn't deal with it until she returned. Jay has more membership cards to sell to people who enter tournaments where it's required.

## **Old Business**

### **Update on Building Permit**

John said that the City has dropped our ADA obligation. They have also confirmed that if we don't accept money from them, we are not obligated to pay prevailing wage on the construction. This is huge because it reduces the cost of construction by 30% to 40%.

Steve met with Dave Heard when he came out to look at the poles supporting the roof of the pole barn because Steve learned that there was an irregularity in one of the poles which a general contractor pointed out to him. One of the poles where the truss meets it is about 5-6 inches lower than the other poles. At first Heard said it was irrelevant. Heard said that his plan now is to cut 12 inches off the poles at the South (undamaged) and jack up the roof to put metal caps on top of the poles. Steve asked if the structural engineer hadn't affirmed that the structure was good for many years in the future. However, Heard told Steve that the two structures (North and South) need to be worked on together.

Steve asked how much the metal caps would cost and where can they be bought. Heard said they have to be custom made and he threw out a figure of \$100,000 for materials. Also he said he would only want to work on this with his general contractor partner who is not available this year.

John got the plans from David Heard. John feels he has done a good job on the plans. He shared the documents with his brother Pat who has worked as a structural engineer for 40 years. They went through the plans in detail. John

believes the design that Steve described involves putting a steel cap on the columns. New columns will need to be put in. The design of the pole barns involves being vertically loaded and relies on the columns and their footings. It's easier and cheaper to replace the columns. Dave Heard has changed the design and John isn't sure if it was due to a request by the City or if it was a decision by a structural engineer. John suspects the design is overkill.

Now John has a lot of questions to ask Dave Heard. He believes he can work with Heard to come up with a workable solution with caps on two to four columns. Also the drawing John has is of work that exists and shouldn't be in the contract. It's not labelled as work completed and should be a reference. John suspects that the people bidding on the work believe that the drawing is work that needs to be done.

Joe remembers that initially that there was a concern about the south side and an engineer had to come out and stamp it as still good. Romano asked if there is anything we can start doing. John said that that before work starts we need a building permit which has to match exactly what is going to be built.

### **Lease Agreement Update**

Catherine said that Steve Cohn has not heard from the City about their response to our proposed changes to the lease agreement. It was agreed that this can be on the back burner unless the City won't release the building permits without a signed lease agreement. Steve was happy that Ryan Moore, the Assistant City Manager, agreed to put the Lease Agreement on the August City Council Agenda. Now he feels that it's better to go to the City Council no sooner than December when Phil Pluckebaum is on the Council.

### **Update on Maintenance Work**

The homeless woman who is normally outside of the complex is sleeping inside the fenced courts. Romano isn't sure how she got the combination but it seems that a member gave it to her. Romano talked with her and told her she couldn't sleep in there anymore due to liability issues.

All the benches and tables have been painted green. All the ball boxes are repaired and rebuilt. Courts 4 & 5 have been restriped. The shed area has been cleaned up and stuff was taken to the dump. The Sons of Italy banner is up as well as the Italian and American flags.

Romano will raise the two benches by courts 4 & 5, rebuild the electrical box on court 2, and frame the championship poster. He will take the wheelbarrow out of the shed and chain it up to free up room in the shed.

## **Ryan Tracy**

Steve is recommending doing something for Ryan who does a lot of volunteer work at the courts. Al suggested we invite him to the banquet, pay for his dinner and give him a plaque. Joe pointed out that we had talked about honoring Mike Moylan also who does the email blasts. Also David Heard is to be thanked. Catherine reminded everyone that we are honoring Phil Pluckebaum also. Joe then made a motion to honor the four people mentioned, invite them as guests and give them plaques/a certificate. John seconded it. The motion passed.

## **Dues**

John moved that the annual dues be raised from \$40 per year to \$60 a year. Joe seconded the motion which passed.

## **Next Board Meeting**

- Joe believes we need a plan for inclement weather since it doesn't look like the pole barn will be completed soon. One idea that seemed to work is to roll from only one end on courts 4 & 5.
- John would like to send the membership an update on the rebuild when we know what the time frame is.
- Michele would like a plan for when the weather gets really hot. Iggy reminded the board that we pushed the season forward a week last year when the pole barn was damaged. He believes that if we are going to make a change in the face of upcoming hot weather it should be done now.
- Catherine said that she's working on the score sheets for the upcoming season and asked if she should put a sentence at the top reminding teams that no rescheduling of games is allowed. When there is a rain out the matches are scored as 0. There were several ideas put forth as to how to handle rescheduling. The bylaws can be changed in the future.

Michele wants us to have a first aid kit available. Romano thinks there is one in the shed. Iggy moved and Joe seconded a motion to have Romano buy an updated first aid kit. Iggy suggested that if we want the kit to be in the clubhouse which is climate-controlled we should have a lock box on the courts with a key to get into the clubhouse. Stephen Rogers wondered if the City has a responsibility to have a

kit on hand. There are several first aid kits in a cabinet in the clubhouse which belong to the City. The motion passed.

The meeting was adjourned at 6:58 pm.