Wolfeboro Corinthian Yacht Club

Approved Minutes for Board of Governor’s Meeting on January 17, 2015

ATTENDEES

Physically present in WCYC club room: Tom Bell, Cate Poole and Joe Santoro, and WCYC members Kate Higley and Peter Forte

Present by telephone: Gary Chehames, Ken Shefcik, Mike Harwell, Geoff O‘Connell, and David Hayes

Not Attending: Sandy Burt

MINUTES IN ORDER OF DISCUSSIOPN

1) QUORUM: President Ken Shefcik declared a quorum present and opened the meeting for business at 8 AM.

2) MINUTES of meeting held on November 15, 2014 were reviewed. On motion by Tom Bell to approve as written, seconded by Cate Poole, with no discussion following, they were approved unanimously.

3) TREASURER’S REPORT.

Joe Santoro summarized the budget overview he recently emailed out to the BOG. He is proposing Buildings and Grounds at $56,000; Communications at $5,818; Marina Operations at $12,500; Social Functions at $8,675; Treasurer/other at $91,336; and BOG discretionary at $10,000. He noted Marina Operations is projected at 35% less than last year and that he has included $22,000 for depreciation in 2015/16, the same amount he included for 2014/15. However, he noted, the amount included for 2014/15 may not be expended because to our tight cash flow position, and although still budgeted for 2015/16, depreciation for next year may not be expended if AMS/DW operations negatively affect our cash flow. He would like to see our dues stay at the present $750 per season, and that can be done if we tighten up our ability to forecast the amount of revenue generated from mooring and docks, and from rent paid by the operations contractor. This could be helped by firmer billing rules for moorings and docks and by managing the operations contractor carefully. Specifically, he needs to assume we will receive $75,000 from dues, $24,000 from moorings, $75,000 from docks, and $18,000 in rent paid by the operating contractor. He also believes we could side step adding funds to depreciation at this time. To these ends, the following motions were made and passed:

A- Motion by Ken Shefcik that starting this year docks will be billed out at $70/ft for uncovered docks and $77/ ft for covered ones on the basis of the designated slip length plus any amount of boat length exceeding same, and in the case of side dock slips, strictly on the actual basis of the boat length. Seconded by Mike Harwell. Discussion occurred to clarify boat lengths to be registered boat size, and that this billing arrangement would create more uniform revenues stream. Motion passed unanimously.

B-Motion by Cate Poole to keep the mooring charge at $970 per season, seconded by Geoff O’Connell. In discussion, Cate Poole indicated she did not think it was reasonable to increase the cost of renting a mooring, and she cited more competitive rates at nearby marinas. Motion failed with negative votes from Joe Santoro, Gary Chehames, David Hayes, Mike Harwell, Tom Bell, Joe Santoro, and Ken Shefcik, and affirmative votes from Cate Poole, and Geoff O’Connel.

C-Motion by Ken Shefcik to raise the annual mooring charge to $1,000. Seconded by David Hayes and, with no further discussion, it passed with Ken Shefcik, Gary Chehames, David Hayes, Mike Harwell, and Tom Bell voting in the affirmative, and with negative votes from Joe Santoro, Cate Poole, and Geoff O‘Connell.

D- Motion by Ken Shefcik to set the preliminary billing of dues for this year to the same $750 for last, seconded by Joe Santoro. With no further discussion, motion passed by unanimous vote.

E-Motion by Joe Santoro to allocate revenues for purposes of setting the budget for this year as follow: Dues at $75,000; Moorings at $24,000; Docks at $71,000; and, rent at $18,000. Seconded by Mike Harwell, and with no further discussion, motion passed unanimously.

4) BUILDINGS AND GROUNDS.

Before hearing from David Hayes, Kate Higley, currently serving as club room steward, stated we no longer have the services of Johanna Kent and the club room needed cleaning. Kate stated the club room is used frequently for weekend gatherings by local WCYC members. As a result, the tables are starting to show signs of wear and the rugs are stained from wine spillage. She will undertake have the table tops refinished, but she would like room cleaned, particularly with the Super bowl game coming up, and she would like to see that the rugs are cleaned as they were expensive to acquire. She also mentioned we need better signage in the club room regarding keeping the room clean and latching exterior doors when leaving. Ken Shefcik stated he would not mind if the club room received one more cleaning for the season. In conclusion, it was agreed Kate should look into having the club room and the rugs cleaned.

Considerable discussion occurred regarding use of the dumpsters, their costs, and the allocation of their costs towards the operating budget. Joe Santoro stated he should mention, speaking as the Treasurer, that he believes many of Cassella’s bills are unsupportable. He is going to explore them further and discuss the amounts with Casella and get them resolved. Meantime, he believes we should bill members $175 per season with the understanding that if more money than we need comes in he will be credit that to next year’s dumpster fees. All agreed with this approach, and Mike Harwell added that he thinks that the total cost of maintaining the dumpster between May and October should reflect proper apportionment to users.

Mike Harwell motioned that beginning with the 2014 dumpster charges, the following allocation of costs will be used for billing: For the period of May-October, 10% to Club, 10% to operating contractor, and 80% to the islanders plus any mainland members who contract for the service); and, for all other months, 10% to the operating contractor and 90% to the Club. Seconded by Tom Bell, without further discussion, the motion carried unanimously.

David Hayes stated there is a problem with the doors on the building on Rt. 109A and that he plans to look into that.

Ken Shefcik brought up the idea of closing the club room for the winter next year. He stated he thinks that the fuel bill has run as much as $7500 for the season and only a few people use the facility. Kate Higley (still in attendance) stated the room is used for social gatherings during the winter, and usage is substantial up through Super bowl Sunday in February. David Hayes agreed to obtain shut down costs and explore the ramifications on the facility to close it down for the winter, all based on a January 1st closing date.

Cate Poole stated that WCYC’s 569-1234 phone number and trunk lines have been “parked” for the winter, and the message callers receive is: “Not in service at this time“. She plans to adjust the web page accordingly.

Peter Forte inquired as to the status of the WCYC ROW entrance across the Sable property. Specifically, he wanted to know if the recent request from Sabol to realign the ROW will result in a properly defined location of the ROW. Ken Shefcik replied that is the intention of the BOG.

4- EXECUTIVE SESSION

Ken Shefcik announced the need to go into executive session for the purpose of discussion operating contract negotiation matters, special circumstances regarding administration of two membership shares (one of which involves private family matters), the matter of a proposed realigning our entrance ROW, and the amendment to bylaw 6-300. Kate Higley and Peter Forte were required to leave the club room, and the BOG entered into an executive session. The executive session was started at 10:00AM and ended at 10:45 AM. Minutes of that meeting were recorded.

5- MEMBERSHIP.

Mike Harwell motioned to repurchase the Fenney share pursuant to by-laws 2-200. The share value is $7,545.00 and accrued unpaid dues and expenses amount to $1,542.33. WCYC’s net out lay would therefore be $6,038.68. Seconded by Tom Bell. In discussion, Cate Poole asked where the money would come from. Joe Santoro indicated he has sent Allen Kasiwiecz a check for his share the BOG recently authorized to buy back and that the Repurchase Fund is presently overdrawn by $2,300. Gary Chehames indicated he is perplexed by the BOG back and forth position on buying back inexpensive shares that are offered to the WCTY. He believes that, for the time being, WCYC should not be buying back shares unless WCYC can find a way to facilitate bidding for shares in the open market whereby WCTC can possible realize a small infusion of capital. Mike Harwell said he was perplexed by the comments we recently received from Paul Remus: they seemed contrary to comments he received last year from him regarding the use of an auction to re-sell shares. Geoff O’Connell stated he has asked for further clarification from Paul Remus regarding the “auction” method of facilitating re-sale of membership shares. The motion to repurchase the Fenney share failed unanimously.

6-PLANNING.

Geoff O’Connell stated he has conducted two committee meetings and that the discussions have been good. His committee has seen the recent letter from Paul Remus. Based on that letter and committee member comments given at the second committee meeting, Geoff has written again to Paul Remus requesting further clarifications. He has sent a copy of this request to each BOG member, and he recommends we wait for answers from Paul Remus before further reporting. The BOG agreed with this approach.

7-HOUSEKEEPING

Gary Chehames reported on the telephone conversation he and Geoff O’Connell had with Attorney Paul Remus regarding the tabled motion from our October meeting calling for keeping two years of approved minutes on the WCYC web page, within the section for member’s only. Paul Remus said that there is no requirement to place copies of minutes on the WCYC web page for members to view, but in his professional judgment we would be just be creating unnecessary suspicion by not offering such display of minutes for the membership to view and that most social associations did so, “ because eventually everyone finds out everything“. Chehames motioned to reopen and approve the motion to keep two continuous years of approved minutes on our web page in the member’s only section. Seconded by David Hayes. In discussion, Gary Chehames stated this would be a good thing and that a semblance of institutional knowledge carryover would be created, which we need very much. Mike Harwell said no one has ever asked him for minutes and that keeping open minutes just creates problems. Motion passed with Geoff O’Connell, Cate Poole, Gary Chehames, Joe Santoro and David Hayes voting affirmatively and Ken Shefcik, Mike Harwell and Tom Bell voting negative.

At 11:00AM, Joe Santoro, Gary Chehames and Tom Bell left this meeting.

Ken Shefcik informed the remaining members that he will be away from February 7th through February 16th. In his absence, Vice-President Tom Bell, “will have the reins”.

ADJORNMENT: Motioned by Ken Shefcik, seconded by David Hayes, and no further discussion taking place, the motion to adjourn carried unanimously.