

PORTSMOUTH YACHT CLUB

**MINUTES OF BOAD OF DIRECTORS MEETING
THURSDAY, June 10, 2010
AT PORTSMOUTH YACHT CLUB
Version 3**

PRESENT: Comm. Dionne, V/C Leto, R/C Weller, DV/C Kemen, P/C Courteau, Capts. Clement, Gingras, Hefferan, Kennedy, MacHardy, Michael, Secretary Cartnick

NOT PRESENT: P/C Adams, Treasurer Rushforth

There being a quorum present, Commodore Dionne called the meeting to order at 7:00 pm.

SECRETARY'S REPORT

Secretary Cartnick handed out minutes of the May 13, 2010 Board of Directors meeting. It was MSP to accept the minutes of the meeting and to post them on the website and on the secure bulletin board.

A list of applicants waiting for membership was provided. We have 9 applicants on the Wait List and 1 applicant awaiting interview by the Membership Committee.

TREASURER'S REPORT

Balance Sheet

Total cash \$233,376 Last year \$235,415
Mortgage principal balance \$ 40,143
Accounts payable: current
Accounts receivable: no issues

Revenue & Expense Statement

All 2010 member dues have been received.
Slip T and 9 lockers have been invoiced but unpaid.
There are 3 dinghy spaces available.
Social functions are in the black.

After discussion, it was MSP to approve the Treasurer's report.

REAR COMMODORE'S REPORT, R/C Weller

May and early June have been very busy with numerous Club activities. The Opening Dinner Dance on May 15 was attended by 99 members and guests. Both our new caterer's food and the music of the ONLINE Band received rave reviews from all who attended. Many thanks to the SOS Group for putting a wonderful evening together.

On May 19, the Pot Luck Dinner and New Member Orientation was also well attended. Norma Roberts and her crew of Member Guides did an admirable job giving tours to the new members as well as organizing the pot luck dinner. On May 26, we brought in our first restaurant catering. Margarita's Restaurant provided excellent food and plenty of staff. One hundred members attended the dinner. The Memorial Day Breakfast was attended by 120 members. Many thanks to Glen and Mary Lou Graper and their crew. We thank Elaine Syracuse and Laurie Clark for hosting the May events.

On May 23, the Ladies Committee Fashion show was very well attended, and I am told made \$1900. Many thanks to Cathy Nadeau and all of the Ladies Committee.

The Wednesday Night Dinner on June 6 was catered by our new caterer and attended by 115 members. On June 6, we welcomed 10 of our new members at the New Members Cocktail Party. This event was also catered by our new caterer. We have been receiving rave reviews for The White Apron, and members seen to be very happy with the change.

On June 9, we had our first Steward's Italian Dinner, which was attended by 100 members. Again, the evening received rave reviews. Many thanks to Jerry Goldfarb, as well as Jackie Adams and her crew, for making this a great success. During the rest of June, there will be 2 more Wednesday Night Dinners and the first Lobster Bake. Many thanks to Judi O'Brien and Dick and Kim French for hosting the June

events. We will also have the Pre-Cruise Dinner and the Thornton Cup, the first regatta of the season.

In July, we will have the 4th of July Breakfast and 4 Wednesday Night Dinners. These events will be hosted by Ann Mowers and Priscilla Lent. We will also have the Dinghy Safari to Chauncey Creek Lobster Pier, hosted by the Richards.

All in all, I believe it has been a successful start to the season.

After discussion, it was MSP to approve the Rear Commodore's Report.

REPORT OF VICE COMMODORE, V/C Leto

Well, summer has finally arrived, and the PYC is back in full operation. Thanks to our dedicated staff and volunteer workers, everything is looking good and running well.

We have had some confusion within the membership regarding the proper procedure for getting one's name added to the slip list. Hopefully, this will be cleared up by an explanation to be published in the upcoming newsletter.

Last month, we asked that any members not using their lockers who would be willing to turn them back to the club for reassignment in return for the \$30 they paid should contact me with that request. So far, no one has. We have put in a second notification in the upcoming newsletter.

As you know, we have been holding a mooring that used to be occupied by Aaron Goldstein located directly in front of the club for rental since the future of our Pepperell Cove moorings became questionable this past spring. Now that our future in Kittery seems assured, we will be making this mooring available to the membership for permanent assignment by a lottery process. This mooring will support a maximum hull length of forty feet and is designated as a powerboat mooring. That said, if no suitable powerboat applies for it, then the mooring will be available to sailboats as well. The upcoming newsletter asks that applications stating type of boat (sail/power) and length overall be submitted in writing to me no later than July 15, 2010. The award will be made shortly after that date, once we determine how the lottery should be conducted in order to assure full transparency. Holding the lottery in full view at the July 21 Wednesday Night Dinner would be one possibility. Suggestions are welcome.

The old and dirty door to the right of the fireplace has been replaced by a louvered door, thanks to Ron George, who did a masterful job of it. Hardware on both louvered doors has been replaced.

The concrete patio is in the process of being repainted and looks a lot better than it did.

All slip and mooring agreements, and most dinghy agreements, are in hand. The staff is working to secure the remainder of the dinghy agreements. All but one of the 33 launch agreements sent out have been signed and returned, and the individual who has not signed will not be allowed to ride the launch until he has.

Labor budgets are reviewed with the Steward weekly and are positive compared to budget.

A new Daily Dock Revenue Log has been designed and implemented. It captures far more detail than our previously used form and automatically reconciles total gallons pumped per the cumulative meter built into the fuel dispensers with the gallons accounted and paid for on the sequentially numbered fuel slips. This, in turn, is reconciled with payments received. This log was very enthusiastically received by the Steward, and by most of the staff as well. Several modifications were made at the request of the Assistant Treasurer, who is now satisfied with it as well.

After discussion, it was MSP to approve the Vice Commodore's report.

REPORT OF COMMODORE, COMM. Dionne

My report to the Board is rather short. This is primarily due to the fact that Vice Commodore Leto, Deputy Vice Commodore Kemen, and Rear Commodore Weller are doing such a good job.

The Club is now in full operation and, thanks to the efforts of Rear Commodore Weller, our month of May social events have been outstanding in presentation and participation. In particular, the Opening dinner Dance and the Ladies Committee Fashion Show set a high standard of excellence.

Speaking of the Ladies committee, I have been advised by Capt. Cathy Nadeau that the Fashion Show generated almost \$1900 for the Ladies Committee. In addition, I have been asked to extend a "thank you" to the Board for the funds that were sent to the Ladies Committee for our new round tables.

After discussion, it was MSP to approve the Commodore's report.

OLD BUSINESS

1. Contract Signature Responsibility – V/C Leto

During the May 13, 2010 PYC Board Meeting, the topic of signature requirements for contracts was discussed at length in Executive Session. V/C Leto proposed to the Board that all contracts be signed by a Flag Officer. After discussion, it was agreed that only Flag Officers can sign or make verbal contracts. The topic was raised again here in regular session in order to pass a motion. V/C Leto made a motion as follows:

I move that the Board adopt a requirement that only Flag Officers can sign contracts or make verbal contracts on behalf of the Portsmouth Yacht Club, subject to approval by the Board.

The move was seconded by Comm. Dionne, and passed by all.

2. Pepperell Cove Moorings – Comm. Dionne

Commodore Dionne read a letter from the Army Corps of Engineers as follows:

Dear Mr. Dionne,

This letter concerns the Yacht Club's existing moorings within Pepperell Cove at Kittery, Maine. We previously notified you that these moorings require a Corps of Engineers permit; that they were installed within a Federal Navigation Project ("FNP") and that, as such, they could not be authorized.

It is our understanding from Bion Pike, Kittery Harbormaster, that a solution to this issue may have been identified. He has reportedly identified a location outside the FNP where the moorings could be relocated without adversely affecting navigation or local harbor management planning. He is working with the yacht club to obtain coordinates for the new location, to verify that they will, in fact, be outside the FNP, and to assist in the permit application process for the moorings at their new location. This is excellent news.

Recognizing that this process may extend over the 2010 boating season and in the spirit of cooperation, the Corps is prepared to allow the moorings to remain in place as long as they do not adversely impact navigation and they are approved by the Harbormaster. We remain optimistic that you and the town will be successful in relocating the moorings and appreciate your prompt attention to this matter. Therefore, we hereby authorize them to remain in place for the 2010 season, provided they are individually approved by the Harbormaster.

It continues to be in the best interest of the Yacht Club and its members to work closely with the town and the Corps to promptly resolve this issue. It is our expectation that the matter will be resolved before the 2011 boating season. Please keep us informed of your progress.

If you have any questions on this matter, please contact Jay Clement of my staff at 201-623-8367 at our Manchester, Maine Project Office.

*Sincerely,
Fran J. DelGiudice
Chief, Permits & Enforcement Branch
Regulatory Division*

Cc: Bion Pike, Kittery Harbormaster

3. Float Replacements – Comm. Dionne

Comm. Dionne discussed the next phase of work to be done for dock replacement (docks 12,13,14, and 26). Cost of that phase would be \$22,000 - \$24,000. An alternative is to finish all remaining dock replacements at once to complete the project. This would require a request at the annual meeting for funds.

Comm. Dionne reviewed a suggestion made by Treasurer Bill Rushforth for funding the remaining float replacements. Treasurer Rushforth met with the Club account officer at Federal Savings Bank and gave a scenario for discussion purposes. In summary, our mortgage note matures in 2013 (34 remaining payments). We can add \$60,000 to the current balance at the same interest rate and extend the mortgage to 8.25 years (99 payments) while keeping the same amount as a monthly payment. Treasurer Rushforth recommended this course since it finances the dock replacement project through our current equity position. Also, this action would preserve the Club's contingency fund. Treasurer Rushforth had indicated to our account officer that we may review precise figures in the September/October timeframe.

Board members agreed this is the most reasonable course of action for several compelling reasons: (1) monthly payments would remain the same, (2) it is far better than a special assessment, and (3) it might cost more in the long run to do the replacements in phases.

Comm. Dionne made a motion that we include this item on the agenda at the annual meeting. The motion will be that we add \$60,000 to our mortgage agreement by extending the length of payments. The motion to include this item on the agenda was seconded by Capt. Gingras and passed by all.

EXECUTIVE SESSION

At this point in the meeting, Commodore Dionne proposed that the meeting be brought to Executive Session to discuss personnel matters. The motion was seconded by V/C Leto, and passed by all.

NEW BUSINESS

1. Employment of Marine Surveyor – DV/C Kemen

DV/C Kemen reported that the last inspection done by Capt. Paul Goldberg in 2009 of the foundation stated that he noticed the first set of piles supporting the main pier show signs of deterioration. Capt. Goldberg advised the Club to have a marine engineer check the piles to determine the useful life remaining for the supports. D/V Kemen contacted Waterfront Engineering to do a proposal for a survey update on our gangway pilings. He provided the proposal from Waterfront Engineering for an Access Pier Pile Inspection.

DV/C Kemen suggested that we need to have a survey done now in order to plan ahead for the expenditure for future replacement of the pilings.

Capt. Gingras made a motion to authorize \$1000 to DV/C Kemen to do this survey. The motion was seconded by Capt. Michaels and passed by all.

2. Acoustical Study – Comm. Dionne for P/C Adams

Comm. Dionne reported that Capt. Whitney Saidla wants to proceed with a plan to assess requirements for noise reduction on the main floor of the Club. V/C Leto agreed to contact Capt. Saidla to determine what can be done, what he needs, and the next step towards determining the requirements and costs for noise abatement.

There being no further business to discuss, the meeting was adjourned at 8:15.

Respectfully submitted,

Carole Carnick
Secretary