Orr's-Bailey Yacht Club
Board of Directors
Minutes
November 18, 2024
6:00 p.m. via Zoom

Directors Present: Liz Incze, Commodore; Sue Baker, Treasurer; Dawn Kalmar, Howard Levitan; Secretary; Lee McIlvaine; Chris Nichols; Tara McCarthy; Teena Patton; Andy Rusczek; Bob Seaman; Bunny Siegel; Phil Sumner

Directors Absent: Janice Skillings-Goff

Guests: Kristin Fletcher

1. **Call to Order**
   The meeting was called to order by Commodore Incze at 6:04pm. She thanked Kristin Fletcher for her leadership and the work that the Finance Committee does to keep the Club in fiscal shape. Jill Olaesen has stepped down as the Building & Grounds chair, but has offered to continue to volunteer in other ways.

2. **Minutes**
   On a motion by Nichols with a second by McCarthy, the vote was unanimous of those present to approve the minutes for the October 21, 2024, meeting, as presented.

3. **Financials**
   On a motion by Nichols with a second by Levitan, the vote was unanimous of those present to approve the October 2024 financials, as presented.

4. **2025 Budget**
   Incze introduced Finance Committee Chair Fletcher, who provided an executive summary of the 2025 budget, which is largely based on 2024 actuals. A summary of the Committee recommendations included to expense rather than capitalize Puffin dinghy repair and delay the boundary survey to 2026.

   Fletcher shared that the Committee discussed the potential need to increase Annual Member Dues in the near-term. The Committee is not recommending an increase at this time. An analysis of Capital needs over the next few years is underway and includes seeking input over the next 6-8 months from Building & Grounds. This process is anticipated to provide a roadmap for capital expenses for up to the next 10 years. The Committee plans to revisit the Club's pier replacement analysis following the many pier replacements in the area after the major winter storms. This will help ensure lessons learned from those replacements are considered.

OpEx is anticipated to be 11% higher than 2023 and 15% ($14k) higher than year-to-date actuals. Insurance premiums are up 32% over 3 years. More than $7000 has been spent annually from 2011-2023 on largely unplanned and non-extraordinary CapEx. Capital requests for 2025 from

the Club Committees totaled ~$24k and included:

Dinghy fleet: There are currently 5 dinghies (3 Puffin and 2 West Marine) in the Club fleet, which seems to have contributed to fewer personal dinghies on the dock. The Committee is recommending refurbishing the Puffins, anticipated to extend the life by ~5 years, and replacing one of the West Marine dinghies with a new Puffin. The WM dinghies have not worked as well for members. If approved, the plan is to sell the WM to offset the purchase of the new Puffin.

Gas pump: Age and lack of parts have made maintaining the pump challenging and costly ($2438 on repairs vs budget of $600 for 2024). McIlvaine asked about the status of the piping, hoses (replaced within the last 2 years) and tank (replaced in 2021). McIlvaine also asked whether the gas pump will be marine grade. The pump service provider provides service and pump installation to other local marinas. The Committee is not recommending a new electronic fuel management system (an additional $5500).

McIlvaine asked whether one of the chains anchoring the pier that appears to be rusted through is included in the Q&A budget. He flagged Shoreline stabilization as a potential future need for consideration. Rusted light fixtures on the sides of the front door are unfixable and included in the budget.

AFSS Engine: The 3rd launch engine has been problematic and the engine model has been discontinued. The engine presents a safety issue for AFSS.

Fletcher reviewed primary drivers of increases in the 2025 budget:

Osborne Road: OBYC is the primary user of the road. Discussion ensued as to who is responsible for maintaining the section of road after the turn at the bottom of the hill. B&G has recommended setting aside funds for road repair. To date, we have been filling holes and repairing on our own.

Property Re-evaluation: Committee recommends awaiting the results of the planned 2026 Town of Harpswell Boundary Survey. The last survey was conducted in 2002. The new survey should provide information that the Club can leverage and determine what additional assessments might be necessary.

On a motion by Levitan with a second by McCarthy, the vote was unanimous of those present to approve the recommendation for the 2025 budget as proposed by the Finance Committee.

The Finance Committee recommends increasing the capital expense threshold from $1500 to $2500. On a motion by McIlvaine with a second by Rusczek, the vote was unanimous of those present to approve the Finance Committee's recommendation to update the Capital Expense Guideline to reflect a $2500 threshold.

5. Volunteerism
Sumner will summarize the results of the Committee chair survey and share with the Board for review and discussion at the December meeting.

6. **Adjournment**
The next regularly scheduled Board meeting is December 16, 2024 at 6:00 pm via Zoom.

On a motion by Kalmar with a second by Siegel, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Dawn Kalmar, Secretary