Orr's-Bailey Yacht Club
Board of Directors
Minutes
June 16, 2025
6:00 p.m. via Zoom

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

Directors Absent: Teena Patton

1. **Call to Order**
   The meeting was called to order by Commodore Incze at 6:01pm. Incze informed the team that the Finance Committee is conducting an assessment of gas costs and let the Board know that a recommendation for an offline approval by the Board is forthcoming.

   Subsequent to the meeting, on Thursday, June 19, Incze introduced a motion via email with a second from Levitan, to accept the Finance Committee's recommendation that the additional cost per gallon charged to members in 2025 be increased to $.85 per gallon to cover some of the overhead associated with the system. Furthermore, this additional charge will be re-analyzed in the spring of 2026 and a recommendation for 2026 costs will be presented to the board in the spring of 2026.

   The Board voted 11 to 1 in favor of the Finance Committee's recommendation.

   Reminder: The blessing of the fleet is on June 28.

   There has been a request from the neighbors to use the OBYC parking lot on Friday for overflow parking for a private event. Following a brief discussion ensued. Although we want to be good neighbors, the event hosts are not club members. In addition, the Board discussed club use needs, consistency with similar requests and potential liability. Taking these factors into consideration, the Board decided to politely decline the request.

   Tom Nicholson has expressed interest in becoming a Board member. He currently serves on the Finance Committee.

2. **Financial Statements**
   Levitan highlighted that with declining interest rates, we should expect rates of return to be less than recent years. The Vanguard dividends are approximately half of what they were for a similar time period last year.

   On a motion by Levitan with a second by Incze, the vote was unanimous of those present to approve the financial statements for May 2025 as presented.

3. **Minutes**

On a motion by Skillings-Goff with a second by Levitan, the vote was unanimous of those present to approve the minutes for the May 19, 2025, meeting, as presented.

4. Waterfront Update

Patton provided an update from the Waterfront and Anchorage Committee indicating its approval of the revision to the OBYC Club Rules to add paddle boards to the kayak storage fee schedule, and add paddle boards to the kayak storage information, as approved by the Board on May 19, 2025. The change will be made to the Club rules.

5. Bookkeeper Update

Skillings-Goff shared an update from the Bookkeeper Search Committee (Skillings-Goff, Baker, Incze and Kristin Fletcher). Three candidates were identified. One was eliminated because she did not have sufficient experience. A second was interviewed by the Committee today. The candidate has nearly 40 clients, all of which use QuickBooks. An interview with the third candidate is scheduled for Thursday.

Subsequent to the meeting, on Weds, June 25, Incze provided the Subcommittee's recommendation to hire Sarah Cunningham effective July 14, 2025. The recommendation is based on Cunningham's work with 95 non-profit organizations and experience working closely with organizations' Treasurer, Accountant and Finance Committee, in addition to supporting the Board and its needs. Cunningham is versed in Maine's rules and is local and available to meet in person if needed without charging travel time. Reference checks were positive.

The Board voted in favor of the Subcommittee's recommendation to hire Cunningham, effective July 14, with 11 members responding in favor to an email request for approval. There was one abstention.

6. Water Update

McIlvaine reviewed the results of the water usage and testing. Water usage was tested on schedule in May 2025. The DROP Hub system not working properly, putting the Club at risk of a catastrophic water leak. In addition, he suggested considering a dock monitoring system quoted by Chloride concentrations increased slightly from 130 parts per million (ppm) in Sept 2024 to 150ppm in May 2025. This is somewhat concerning since increases in chloride can indicate risk for saltwater intrusion, however, the drought in Fall 2024 could be a contributing factor, confirmed by the Maine Geologic Survey in June 2025. McIlvaine installed a transducer in the well to monitor water levels. In May 2025, a total of 494 gallons of water were used over two days. It took 4-5 hours to reach 50% recovery and 15-16 hours to reach 90% recovery. In the other 28 days of May, 190 gallons were used. McIlvaine shared that these data suggest the Club well is sensitive to water usage.

On a motion by Kalmar with a second by Nichols the vote was unanimous of those present to approve up to $1,000 to get the DROP system fixed in order to prevent a catastrophic loss of club water.

The Board agreed a fulsome discussion related to club water usage and whether a dock monitoring system is needed is appropriate.

Great summary on my technical water presentation. My one comment is the water use was not 72 gallons, it was 246 gallons on 5/12 and 248 gallons on 5/13. That water use led to the 50%, 4-5 hr recovery and 15-16 hr, 90% recovery. I am still trying to figure out what the water was used for these 2 days. In the other 28 days of May only 190 gallons was used in total!

FYI, not for the minutes, These 2 days were the highest daily water use days until 7/5 (372 gallons) which was the Hoilday weekend and the AFSS pancake breakfast. We are on our way to using 3,000 gallons in July after only using 1,200 gallons in May and June combined. It must be Summer. See u on Monday.

7. AFSS Events

Nichols reviewed upcoming events, including the online auction starting on June 21. AFSS programs start on June 30. Enrollment is a little low, but 4 participants enrolled this week alone.

8. Exec Session

At 7:00 the Board continued discussion in Executive Session. Out of executive session at 7:06PM

9. Adjournment

The next regularly scheduled Board meeting is July 21, 2025 at 6:00 pm via Zoom.

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

Respectfully submitted,

Dawn Kalmar, Secretary