Orr's-Bailey Yacht Club
Board of Directors
Minutes
December 15, 2025
6:00 p.m. via Zoom

Directors Present: Allan Jarvis, Commodore; Andy Rusczek, Vice Commodore; Dawn Kalmar, Secretary; Liz Incze; Howard Levitan; Tara McCarthy; Lee McIlvaine; Chris Nichols; Tom Nicholson; Christine Patton; Janice Skillings-Goff; Phil Sumner

Directors Absent:

Guests: Kristin Fletcher, David Hamilton, Treasurer; Bunny Siegel

1. **Call to Order**
   The meeting was called to order by Commodore Jarvis at 6:03pm.

2. **Minutes**
   On a motion by Nicholson with a second by Sumner, the vote was unanimous of those present to approve the minutes for the November 17, 2025, meeting, as presented.

3. **Treasurer's Report**
   Hamilton indicated that the negative variance was due to timing of expenses related to Clubhouse, Grounds and Waterfront. Overall, the Club is in solid financial condition with Capital Reserve and Androscoggin Bank accounts totaling $304,496 as of the end of November.

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

4. **Old Business**

   A. Gas line repair and contractor selection

   Incze provided an update that the subcommittee tasked with assessing and recommending the gas line repair has selected Insight to perform the repairs at a cost of $34,542.47, which was negotiated from their original proposal of $38,195. The decision was made based on the existing relationship with Insight, which has been the Club's service provider.

   B. Recent survey findings

   McIlvaine reviewed the latest well survey findings. The fracture in the well is at sea level. There is a substantial reservoir, but if it gets drawn down too quickly, it could present a risk to salination of the freshwater source. We are still learning about water usage and recharge. McCarthy raised the desire to understand how to use the data and for guidance related to where the board should be focused. Nichols suggested a communication to members before the start of the season to encourage water conservation and judicious consumption.

C. Capital needs going forward

Fletcher reviewed the Club's projected Capital Expenditures. The analysis is a snapshot in time as of Dec. 2025 and should be revisited at least annually with input from the Committees. Inflation was estimated at 3% on operating expenses. This is likely conservative.

Known projected expenditures through 2040 are $735k-835k. The most substantial anticipated expenditure is the pier replacement in the 2035-2040 timeframe. The initial assessment was performed in 2024. A new assessment will be needed in the coming years to update and more fully project the replacement costs. In 2024 Redfish provided estimates for pier replacement by square foot and cubic meters. The estimate was ~$200k in 2024 dollars. By 2035, we'd expect the cost to be $280k. Potential improvements would be more. The floats are 20-year floats and were replaced in 2019. In 2039-2043, we would anticipate the floats will need to be replaced again. Near-term projected expenditures through ~2028 include a new gas system, pier repairs, a water tank, new pier analysis, 5 new 420s and a new boat trailer. In addition, each year there are unanticipated cap-ex expenses. Analysis of 2011-2025 data showed that there is an average of $7.5K in unanticipated expenses.

Fletcher reviewed a 15-year analysis of year-end reserves. Significant deficits are projected starting in 2035 based on a pier costs of $250k or $350k. Additional float expenses continue to deplete capital resources such that by 2040, the club is operating at -$400k to -$500k.

There are three ways to increase income: increase membership up to the allowable 300 person limit, increase membership dues and take out a mortgage. The Finance Committee is recommending increases to member dues starting with a $50 per member increase in 2026 and an additional $50 per member increase in 2027. This will not solve the problem but reduces the projected operating deficit.

5. New Business

A. Holiday Party

Siegel shared an update from the Social Committee that 40-50 people attended the Holiday Party despite many competing local events.

B. Propane

Incze informed the Board that Down East has been acquired. The fireplace is still problematic and there was a smell of propane at the Club that Tim Vail worked to resolve. Down East was not responsive. The Club is looking for a new provider.

C. Leaf Web Design

The new web provider has been very helpful and responsive, going above and beyond.

D. Merchandise

Sumner asked the Board to support the merchandise effort and indicated that new items have been added to the website.

6. Other Business

The next regularly scheduled Board meeting is January 20, 2026 at 6:00 pm via Zoom.

On a motion by Kalmar with a second by Incze, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Dawn Kalmar, Secretary