Orr's-Bailey Yacht Club
Board of Directors
Minutes
October 20, 2025
6:00 p.m. via Zoom

Directors Present: Allan Jarvis, Commodore; Dawn Kalmar, Secretary; Liz Incze; Howard Levitan; Tara McCarthy; Lee McIlvaine; Chris Nichols; Tom Nicholson; Teena Patton; Phil Sumner

Directors Absent: Janice Skillings-Goff; Andy Rusczek, Vice Commodore

Guests: Paul Cournoyer, Kristin Fletcher, Ed Kenyon, David Hamilton, Margie Rusczek, Bunny Seigel

1. **Call to Order**
   The meeting was called to order by Commodore Jarvis at 6:02pm.

2. **Treasurer's Report**

   On a motion Nicholson with a second by Nichols, the vote was unanimous of those present to approve the financial statements for September 2025, as presented.

3. **Minutes**
   On a motion by Nichols with a second by Incze, the vote was unanimous of those present to approve the minutes for the September 15, 2025, meeting, as presented.

4. **2026 Budget Process**
   Kristin Fletcher reviewed the budget process. By mid- to late September, there is a good understanding of where the budget stands for the year. Committee Chairs provide input for the following year's budget. Fletcher met with Sue Baker to review and cross-check the budget for additional items based on Baker's long-standing and close involvement with Club financials. The current income forecast is ~$4000 below 2024. Expenses are looking to be $14,000 over 2024 budget and potentially as much as $20,000 over actuals. Several expenses are still pending. Fletcher explained that the Committee's goal is to maintain a balanced budget and we are tracking for that in 2025. The 2026 budget is under review and the Finance Committee will meet in the coming weeks to finalize the budget. Three major capital expenditures are anticipated in 2026: Pier repair, fuel system repair and a new trailer for the Rhodes19 (AFSS).

5. **Waterfront & Anchorage Update: Pier Repairs**
   RedFish and Associates surveyed the Club wharf and determined the dock is not in immediate danger but recommended several repairs. Two ledge anchors and chains should be replaced. The deck should be refastened. The bottom 3' of the timbers for the braces and fasteners should be reinforced. To do this, Redfish recommends leaving the existing braces in place and inserting sister timbers between them and fasten through the full set to reinforce the existing timbers. The most substantial issue identified by Redfish is the condition of the

cribwork on the outside of the dock where there is extensive deterioration to the lower 4 levels of timbers. The support pilings for the cribwork were installed down into the ground and are supporting the structure. However, as the support piles continue to deteriorate from the bottom up, the dock will start to settle. Redfish recommends new pilings on the outside of the existing cribwork and new head timbers in the middle of the dock to support the center span. New bracing will also be installed. The estimate for these repairs is $16,700. Alternately removing the old crib work and replacing it with pilings is estimated to cost $27,000. The cribwork was initially designed to withstand ice, which has not been an issue in the last ~15 years. The Committee is evaluating how much time would be added to the pier lifespan with a repair.

RedFish is booked for the Spring but has added the pier work to their waitlist and can do it in the Fall if nothing becomes available for the Spring.

6. **Gas Line Repairs**
   Incze shared an update on the gas system. During the shutting down the gas system for the season, it became clear that the piping from the pump needs to be replaced. At a minimum, the piping from the pump to the shore should be replaced. It may also be necessary to replace the piping from the shore to the tank. In addition, one of the vendors (Insight) suggested upgrading the electrical to the tank while the gas line is being repaired so that the electrical is on a single circuit. Two quotes were received, one from Insight, one from Simard, both of which provide services for other local gas systems. The proposals include various options and range from $41k-58k (+$8k if the Club decides to proceed with the electrical upgrade.) A team is meeting to review and compare the proposals. The Committee will review the proposals and come back to the Board with a recommendation at the November meeting.

7. **Membership Committee Update:**
   Nicholson as liaison to the Membership Committee shared that there are currently 262 members and 32 candidates on the waiting list. 2 people have indicated they will not renew. Nelson has been successfully leading the Committee and there is no identified successor for his leadership role. M. Rusczek expressed the Social Committee's desire to do more to welcome the new members.

8. **Visiting Yachters Thank You**
   Nicholson suggested signage near the donation box and a waterproof guestbook. The signage would thank the visitors, ask them to record their visit and encourage a donation.

9. **Floats Out and Work Party**
   Patton shared an update on the float-out process. The contractors did a great job along with the dedicated group of volunteers. The process was efficient. The ramp was put on the grass instead of the pier to allow access necessary for repairs to the fuel line.

10. **Club Closing**
    Incze shared that the closing event is on Saturday, October 25. The water will be turned off on November 1.

11. Private Events

Jarvis introduced the topic of members hosting private events at the Club. Sue Baker handled some of the responsibilities associated with these events. Currently, the Committee reviews private event requests and confirms Club availability. Additional responsibilities that need to be allocated include collecting the forms and associated deposits, ensuring we have the insurance policy and making sure the members have the club rules. Jarvis asked if the Social Committee could take on some of this work. A discussion ensued as to where to place these responsibilities. Ruczek indicated that the Social Committee would be willing to help someone who wants to take on this responsibility. The Social Committee will include a request for help with private events in their upcoming eBlast.

12. Electronic File Storage

Hamilton asked the Committee Chairs to write up the functions they are performing so there is a record of responsibilities to ensure continuity. This was done in 2024 and will be recirculated to the Board and considered for upload to the website. Hamilton will ask Ken, our contact at the web service provider about storage capacity. He will also find out about web site maintenance and ability to make modest changes to the site on our own.

13. Other Business

The next regularly scheduled Board meeting is November 17, 2025 at 6:00 pm via Zoom.

On a motion by Incze with a second by Nichols, the meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Dawn Kalmar, Secretary