Orr's-Bailey Yacht Club
Board of Directors
Minutes
September15, 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; Andy Rusczek, Vice Commodore; Janice Skillings-Goff; Phil Sumner

Guests: Ed Kenyon, Dick Stevens, David Hamilton, Mark Tubinis

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

2. **Club Water Supply: Update, Summary and Recommendations**
   McIlvaine shared several recommendations for water conservation and initial cost estimates for each recommendation.

   80% of water use in July and August was from inside of the club. McIlvaine encouraged the Board to focus conservation efforts on the area of most use.

   Reviewed previously shared historical background on salt sensitive areas and historical evaluations of water availability in the area surrounding the club, including the Merritt House well. The water supply comes from a fractured bedrock structure. Once saltwater intrudes the freshwater supply, it can take over. He then re-shared a summary of the OBYC response actions including installation of a DROP system and annual testing. Water quality, water use and the bedrock aquifer are all being studied.

   McIlvaine recommended an additional test in July 2026 to capture data during a heavy use month.

   There are different definitions for salt water (USGS vs EPA). McIlvaine believes the Club is at risk for both acute and chronic saltwater intrusion. He reviewed the July and August per day use metrics. There was a spike to 400 gallons used on July 5, the day of the pancake breakfast. 2/3 of club water use was within a 5-week period. Kenyon pointed out that these are the weeks coincide with when AFSS is in session. Well recharge is challenged by the bedrock structure and a ridge. McIlvaine reviewed data from an analysis of water usage showing the well is drawn down to 22' on days of significant water usage. McIlvaine theorized that 22' may be the point of the fracture.

   McIlvaine reviewed several proposals for water conservation and associated costs. Levitan asked whether the Finance Committee was involved in the proposal, pointing out that finances are allocated annually as part of the budget process and in cases of an emergency. Tubinis responded that the Finance Committee has asked for the Capitol Reserve amount needed to protect the well and that this presentation was a preview for the Board.

Jarvis asked the Water Committee to prioritize the activities in order of what would save the most water and then come back to the Board with a recommendation.

3. Lock for Float Bib Hose

Dick Stevens presented background on the recommendation to put a lock on the float bib hose. He shared instances of non-club members using our water supply. A lock could be put on the freshwater valve using the same key as the gas pump. To monitor the DROP system, the monitor(s) must have the app on their phone and when there is a significant drop and the system shuts off. When that happens someone has to go to the club to restart the system. Kenyon asked for the Board's input and decision on adding a lock and indicated that the Committee will proceed accordingly. Incze reminded the group of the conversation at the Annual Meeting where there was vocal support from members for protecting the water supply.

On a motion by Jarvis with a second by Incze, the vote was unanimous of those present to support the recommendation by Building & Grounds and install a lock on the float bib hose in time for the start of the 2026 season. Kenyon will share back the plan and the proposed member communication with the Board.

4. Minutes

On a motion by Patton with a second by Nicholson, the vote was unanimous of those present to approve the minutes for the August 19, 2025, meeting, as presented.

5. Treasurer's Report

Hamilton introduced a new treasurer's report format that is intended to make it easier to digest the relevant updates. The new format focuses on variants by month, year and as compared to budget. Most of the club income is realized in the first part of the year. Expenses build through the year. He called attention to a decline in gas sales and increase in payroll taxes. He indicated the need to look into the payroll tax increase. On a YTD basis we are tracking well.

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

6. Additional Business

Jarvis shared an update on the gas pump. A shutoff was installed so that users have 16 minutes to pump gas from the time the pump is turned on. Incze shared that a small leak that was observed earlier in the season had worsened and now requires immediate repair. The pump was shut off today. As this leak was evaluated, it was determined that the line from the tank to the pump needs to be replaced, likely in 2026. This will be added to the budget planning.

Floats Out and Work Party

The work party is scheduled for October 11. Floats out October 16. Club closing on October 25.

Outcome of the MIRC Regatta
Nichols said the regatta was a success and expressed interest on behalf of AFSS to do more such events.

Pier Evaluation – Condition of the Crib Work
Patton and Committee met with Redfish last week and reviewed the assessment. Two vertical chain supports will be replaced this fall, and crib work improvements to address lower timber degradation will be proposed for fall 2026. Overall, the pier is in good condition.

The next regularly scheduled Board meeting is October 20, 2025 at 6:00 pm via Zoom.

On a motion by Incze with a second by Kalmar, the meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Dawn Kalmar, Secretary