Orr's-Bailey Yacht Club
Board of Directors
Minutes
November 17, 2025
6:00 p.m.
Via Zoom

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

Directors Absent: Dawn Kalmar, Secretary

Guests: David Hamilton, Treasurer; Bob Seaman, Chair, B&G Committee; Max Fletcher, Tom Jackman, B&G Subcommittee; Ed Kenyon, Co-Chair W&A Committee; Bunny Siegel, Social Committee; Kristin Fletcher, Chair, Finance Committee

1. Call to Order

The meeting was called to order at 6:01 p.m. by Commodore Jarvis.

2. Update Gas Line Repair/Quotes

Max Fletcher broke down the subcommittee's report to cover three topics:
1. Does OBYC want to continue selling gas to its members?
2. Recommendations for repairs
3. Recommendation for a contractor to do repairs

Fletcher reported that 72% of members have boats, and 59% of those are powerboats. Considering the scarcity of other fuel vendors in the area, it was decided unanimously to continue selling gas.

Fletcher and Jackman explained that the gas line that runs under the pier has failed and needs to be replaced. Two area contractors, Simard and Insight, reported that the gas line that runs from the pier to the gas storage tank is intact, only the pier portion is in disrepair. The contractors explained there are two options for piping material, Omega Flux and galvanized pipe, that we have now. The Omega piping is superior and costs 24% more, but has low maintenance, few problems, withstands all associated weather and has become the standard piping of choice. Galvanized piping needs regular inspections, more maintenance and repairs. Contractors also proposed installing shut off devices in case of leaks. Both contractors are able to complete the job by the end of May 2026. Quote from Simard was $33,500 using Omega Flux piping. However, Simard is not authorized to make repairs to the gas pump.

Quote from Insight was $38,195 using the Omega Flux piping, and has authorization to service the pump. Fletcher felt he may be able to negotiate the price.

Commodore Jarvis summarized that the Board agrees to continue selling gas. He proposed to do the repairs with the Omega Flux piping at a price not to exceed $41,000. He asked the subcommittee to report back at the December directors' meeting with a decision of a contractor.

On a motion by Jarvis, with a second by Nichols, the vote was unanimous of the directors present to provide up to $41,000 to make repairs to the gas line, from the gas pump to the upper end of the pier.

3. Minutes of October 20, 2025

On a motion by Sumner, with a second by Patton, the vote was unanimous of the directors present to approve the minutes of October 20, 2025, as presented.

4. Treasurer's Report for October 2025

Treasurer Hamilton reported that the club continues to perform well above budget, and its financial condition remains strong with reserves and bank accounts totaling $308,832.

On a motion by Nichols, with a second by Nicholson, the vote was unanimous of the directors present to approve the financial report for October 2025 as presented.

5. Old Business

a. Update – Survey of Club Property – Lee McIlvaine

McIlvaine reported on results of the club property survey that was completed November 7, 2025, and updates the old survey from 2002. An updated report with new measurements and features will be provided to OBYC in the next two weeks.

b. Update – Water Remediation Measurers – Lee McIlvaine

OBYC used 7,149 gallons of water during the 2025 season, 80% was used inside the clubhouse in July. New water conserving fixtures in the bathrooms will be installed during the spring with an expected reduction of water usage by 20%. Costs of the survey, water saving fixtures and a new dishwasher are included in the proposed 2026 operating budget.

At the end of the season a water sample was collected from the well and analysis indicated the water quality is generally within normal limits with no increasing trends. Chloride measurements will be monitored as it can indicate saltwater intrusion. OBYC installed a water softener system in 2015 to address an elevated manganese concentration and has been successful. Air and Water Quality can service the system as needed.

An aquifer study remains underway. Recent survey work showed the elevation at the top of the well casing at 22.82 feet of mean sea level. It also means the water bearing fracture is at 22 feet. Another survey is underway to monitor water levels during the non-pumping periods in winter/spring.

6. New Business

a. 2025 Recap and 2026 Committee Needs Assessment

I. Waterfront & Anchorage – Ed Kenyon

Kenyon reported on a successful year with no significant issues. There were no major investments in the infrastructure in 2025, but pier maintenance will be completed in 2026. After a pier assessment by Redfish Marine, it was determined that the pier has approximately 10-15 years of remaining service and it was agreed to have three-year inspections to make any repairs to ensure meeting that goal. The committee is expected to finish the year under budget, and the 2026-year budget request is similar. The only issue is a noticeable drop in volunteer help with two work days in the spring and fall.

II. Buildings and Grounds – Liz Incze

Incze reported that a carpenter ant problem is resolved, and a clean up was completed to the south send of the porch after being used by nesting birds. The rest of the summer was quiet. She reiterated that clubhouse opening and closing days could use more volunteers. She suggested maybe combining W&A workdays with B&G workdays may help. B&G committee is also taking over some of Sue Baker's previous duties by having a committee member now collect the gas sales slips and distribute keys.

III. Social – Bunny Siegel

Siegel reported that most events were well attended and club members pitched in to clean up. There were two potluck dinners, an annual meeting picnic, one paid dinner with entertainment, and several lectures. The second planned paid dinner was cancelled unavoidably, and was quickly replace with another potluck. The committee will meet early in the new year to set up the social schedule. To encourage volunteers, it was decided to be more specific about jobs and set time lines. She thanked Treasurer Hamilton for setting up online payments, and Kristin Fletcher for making changes to budget line items to better suit committee needs.

IV. AFSS – Chris Nichols

Nichols reported that almost all the paid instructors were newly hired this year, and plan to return in 2026. Another regatta is on the schedule again because of its success. New items needed next year are ~~some engine replacements~~ a new 420 sailboat (that has been largely donated), and replacement of a boat trailer for $7500. AFSS reserve account is currently at $35,000. He reported that Sue Baker, an AFSS co-chair and sailing school administrator, is open to an understudy to eventually take over her duties. New member, John Lyman, has joined the AFSS Committee and has made a positive impact. The AFSS Committee would like to enhance the school's online presence year-round on social media.

7. 2026 Budget Presentation – Kristin Fletcher, Chair, Finance Committee

Kristin Fletcher, presented a detailed overview of the proposed 2026 operating budget. In the next 10-15 years it is expected that a large number of capital expense items will become due for replacement or repair. These include eventual pier replacement in 10 years, well water remediation by 2028, porch decks and railings in 2030, leach field in 2030, club house roof by 2032, gas fireplace anytime.

As a result of these predictions, she explained the need to increase income to cover both increasing operating expenses and contributions to the capital reserves. Two approaches were discussed:

1. Increase in annual membership dues for 2026 from $300 to $400, recommended by the Finance Committee.
2. Alternative approach: Retaining the $300 annual membership dues, and institute an annual capital reserve fee. For 2026 it was suggested that fee be $50 per member.

Discussion by board directors ranged from no dues increases, to support for dues increases by $100, still considered by some as a bargain, while others thought this could be a hardship on retirees with fixed incomes. Other suggestions included compromises with dues raised by a lower amount such as $25, and an annual assessment fee to cover capital expenses.

Jarvis suggested calling for a vote of the budget including the repairs needed at this time, and vote in December on the question of dues changes and establishing a capital reserve fee.

On a motion by Levitan, with a second by Nicholson, the vote was unanimous of the directors present to approve 2026 budget as presented, including the funding for the gas line repair not to exceed $41,000, funding for the pier supports of $16,200, and purchase of the AFSS boat trailer at $7,500 (trailer cost to come out of AFSS reserve funds).

8. Any Other Business

None

9. Next Meeting Date

Commodore Jarvis declared December 15, 2025 at 6:00 p.m. as the next meeting date.

10. Adjournment

On a motion by Incze, with a second by Nichols, the vote was unanimous of the directors present to adjourn at 8:14 p.m.

Respectfully submitted,

Christine Patton, Secretary *Pro Tem*