

NEWPORT YACHT BASIN ASSOCIATION

BOARD MEETING OCTOBER 4, 2011

Board members attending : Paul Shook, Jeff Hoyt, Sid Rubin, Jeannette Schulz

Minutes of the previous meeting were passed out for approval. Minutes were approved as amended by Paul and seconded by Jeff.

FINANCIAL REPORT by Jeff

Copy of current financial report is attached for the file.

A demand letter was sent to all overdue accounts. SBC has not paid and is still delinquent.

LAWSUIT APPEAL STATUS

Nothing new to report.

INCORPORATION UPDATE

Jeff will contact Jennifer at Condo Law Group to clarify what percentage of membership approval we need to incorporate. NYBA is still going ahead with incorporation.

PROJECTS AND MAINTENANCE Tom Lisk and Paul Shook

Tom re-fastened loose boards on A dock, no longer a safety hazard.

F dock – Tom started the resurfacing on F dock

Pilings- project to start in November/December

Insurance coverage for live aboards- Tom talked to Teresa at Caledonia, still the same answer, they need insurance but the wording is such that owners could be in and out and still not be called a live aboard.

Derelict Boats – owners of derelict boats will be notified by mail that they must be able to run and operate their vessel out of their slip for safety/fire issues.

Electrical box on A dock – work has not been started by PSE.

IRS Ruling 70-604 – this item will be added to the agenda for the annual meeting in February 2012. This ruling concerns Homeowners Associations funds. Any excess income over expenses should be carried forward to the next year's budget. The membership needs to pass a resolution to carry forward the funds.

Updating by-laws and restating the declarations – at least 60% approval of the membership is needed to amend the regulations. A draft letter to this effect will be mailed to all NYBA members and will be presented at the annual meeting for a vote.

Tom and Paul will put together a new five year plan for marina projects to present at the annual meeting.

Tom suggested that we charge a \$25.00 late fee for any member who doesn't pick up the current parking permits by April 30th. Board agreed.

Tom is checking on trailer and motor home parking in back lot. Owners have been verbally notified that they have to move immediately or be towed and fined.

OTHER BUSINESS

SBC has not paid dues for D1, D2 and fuel dock. They have been sent a demand letter and Condo Law Group will be instructed to proceed with civil action against them. Board was all in favor.

The board authorized payment of \$100.00 for rent of gravel area for 2011-2012.

Paul asked about the ski boat tied up to the dinghy dock, it belongs to Kyle Anderson. He will be taking it out of the water for the winter. There is no overnight or long term parking on the dock so we will deal with it in the spring.

PUMP OUT will be discussed at the next meeting. It is funded 75% by a federal agency and 25% by the state. The total cost is approx. \$55,000.00. Tom will check on NYBA's liability if we install the pumpout for public use, no fee.

Jeannette will go to Newport Yacht Club to reserve the facility for our annual meeting, February 9, 2012 3PM to 9PM.

The meeting adjourned at 12:25PM



Jeannette Schulz, Secretary