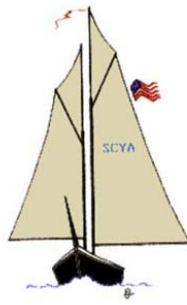


**BOARD OF DIRECTORS
2021**

Tony Olmer President
Joe Amilio Treasurer
Rob Moore Secretary
Justin Bonar
Kyle Duke
Mike Luzzi



www.scya.us

Schooner Cove Yacht Association

123 HARBOR DRIVE, STAMFORD, CT 06902

Minutes Semi Annual Shareholder's Meeting 9 June 2021 (ZOOM Meeting)

Tony Olmer, president. Called the meeting to order at 7:03 pm.

Board Member's attending were: Tony Olmer, President
Joseph Amelio, Treasurer
Robert Moore, Secretary
Justin Bonar
Michael Luzzi, by proxy to President Olmer

The minutes of the 31 March 2021 interim board meeting were unanimously approved.

Treasurer Amilio presented the treasurer's report stating that we were in good standing with over \$400K in the bank accounts. We have spent goodly sums on repairs to the docks, through May 31 we have spent approximately \$49K in dock repairs which includes approximately \$22.5K deposit to Concavage for piles and docks. We have most of the dues collected with two shareholders in serious arrears with the total about \$5K outstanding. We are essentially on budget at this time. In synopsis we are current with our dues, give or take, and we have \$400K in the bank.

Treasurer Amilio pointed out that with the current exceptional inflated prices for building materials, specifically wood products, our projected costs for dock float replacement are meaningless. He advises that capital improvement projects such as new floats etc. be delayed until the price for lumber stabilizes. There was general agreement in principle that we would concentrate on the normal maintenance of the facility but slow down on the new docks or floats.

President Olmer reported on the storm damaged docks. H-11/12 is well repaired. It was one of the docks that was scheduled to be replaced. We will have to revisit that decision on replacement.

President Olmer reported that dock H26/27 are built but the piles are an issue. About 5 ft under the mud, we hit ledge and are unable to set the piles securely. We had to drill to set these two piles. The first pile is set 16 ft into the ledge, sleeved and grouted and the second pile is in process as of this time. (it has since been completed and the finger pier set)

President Olmer reported that of three derelict boats discussed in the last meeting, the boats in G-12 and H-22 have been resolved but the Luhrs in G-9 remains an issue. President Olmer and Secretary Moore are to work on a letter to the slip owner asking him to remedy the condition of the boat or to remove it.

Treasurer Amilio reported that GMC Marine, the dock builder in Norwalk, is having a difficult time with his supply chain. They cannot get reliable supply and the pricing is erratic. Echoing previous comments and sentiments, we need to fix that which is broken, but we should hold off on less salient projects until supply lines and pricing stabilize.

Justin Bonar reported that he has been successful in encouraging people improperly parking with a diplomatic approach, i.e., an informational placard indicating that they are improperly parking in reserved marina parking spaces. We are working in conjunction with Palmer Landing Marina to label spaces as designated marina parking.

President Olmer followed up on our previous meeting reporting on the inspection of the piles and storm anchors. Race Engineering has given us a proposal for inspecting all the piles and storm anchors for \$10,700 dollars. This would be a two-day project. President Olmer moved that we go ahead with the Race Engineering proposal but drop the inspection of the storm anchors. This motion was seconded by Secretary Moore and passed unanimously.

A discussion of the rules revisions resulted in Secretary Moore moving that the rules be accepted as submitted. Seconded by Treasurer Amilio, approved unanimously. The following sections of the rules are rewritten as follows:

Section 1.3. Electrical and Utility Usage. No device or electrical load shall exceed the capacity of electrical or other utility service provided to Piers. Each slip is assigned a power outlet appropriate to the size of the slip. At the discretion of the board, if available, additional power outlets, may be rented at the following rates: per month or any part of a month 20 amps/ \$50 – 30 amps/ \$100 – 50 amps/\$150. These rates may be adjusted to reflect fluctuating electrical prices. The conversion of a power post for the purpose of upgrading power outlets from the old to the new power post will be at a flat fee of \$500 per outlet.

Section 1.5. Condition of Boats. Boats shall be in a well maintained, seaworthy condition, properly registered, able to put to sea on their own power, and not constitute a fire hazard, or the boat shall be removed from the Marina. Tenders and skiffs shall be stored on board larger vessels or stored on dinghy docks or in the water as directed by the Marina Manager or the Executive Board. Dinghies must be properly tied and out of the way of traffic areas.

Section 1.6. Preparation for Hurricanes or Other Storms. Every boat owner should make every effort to reduce the boats exposure to the wind by removing all unnecessary gear above deck that can increase windage and become projectiles.

Section 1.7. Procedures for Transient Boat Use of Docks for Protection During Severe Storms. Dock owners allowing boats not normally moored in the marina to use their docks during storm conditions must provide the Marina Manager or a SCYA Board member the boat owner's emergency contact information for the boat using their dock.

- Marina employees and directors can assign boats to vacant docks in the marina for boats seeking mooring space before or during high windstorms.
- Boats using the dock during projected high windstorms must comply with Section 5.2 Rules of Insurance and Section 5.4. Required Insurance Coverage.
- Boats temporarily docked in the marina are expected to leave immediately following a storm.

- The Association will be held harmless for any damage that might occur during a high wind or storm event.

Section 2.4. Fuel. Transporting of gasoline or other flammable liquids over docks is not permitted except in Coast Guard approved containers. Smoking while refueling a vessel is not permitted and engines must be turned off. The refueling of boats shall comply with the National Fire Codes (NFPA).

Section 3.3. Pets. No animals, birds or reptiles of any kind shall be raised, bred, or kept in the Common Interest Community or brought on the Common Elements, other than the temporary passage of pets to vessels. Any pet causing or creating a nuisance or unreasonable disturbance, or noise shall be permanently removed from the Property upon immediate written Notice and Hearing from the Executive Board. In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash. Pet owners are responsible for cleaning up after their pets. No dogs or other permitted pets shall be curbed on any courtyard, or close to any patio except in the street along the hurricane wall or special areas designated by the Executive Board. The pet owner and not the Marina shall be responsible for any compensatory damage to any person hurt or bitten by any dog or other permitted pet and shall hold the Association harmless from any claim resulting from any action of their pet whatsoever. Seeing-eye dogs will be permitted for those persons holding certificates of blindness and necessity (20/200 in the better eye with correction).

Section 4.9. Parking. Parking is provided while you are on your boat and not for the long-term storage of your vehicle. It is limited to Unit (boat slip) Owners with deeds specifically granting parking rights, their tenants, and their guests. Restricted Units without parking rights provided in their deed shall have no parking privileges. No residential parking is permitted in the marina parking lot. Long term parking while cruising is to be limited to one vehicle per Unit which shall be parked in a lesser used part of the parking lot directly southeast of the access drive to Palmer Landing. Vehicles unattended and who have not moved for a period of three weeks and who have not made prior arrangements with the Marina Manager will be considered in violation and subject to be towed away at owner's expense. Trucks and commercial vehicles of a capacity of over one ton and having more than four wheels are prohibited in the parking areas except for temporary loading and unloading.

Common Charges Discussion: Costs are going up, President Olmer posited that we should try to keep ahead of them, raising a small bump now rather than a major hike in a year or two. Justification of raising fees are increased costs of dock maintenance, replacement of docks, increases in electricity, and anticipated increases in insurance costs. Secretary Moore moved that we increase the commons charges for next year (January 1 2022 – December 31 2022) by 4%. Seconded by Treasurer Amilio, Passed unanimously.

President Olmer reported that we are in receipt of an invoice through attorney Certilman for work done by Benjamin Gold and Troy for \$4,018.27 dating back to 2017. We had not seen these bill previously. The bills appear to relate to work done by the attorneys for letters seeking commons fees in arears and the foreclosure of one slip. Treasurer Amilio offered to contact the attorneys to seek a settlement to settle these invoices. Secretary Moore moved that the board

authorize Treasurer Amilio to negotiate the settlement of these old bills to the extent up to \$4,018.27. Treasurer Amilio seconded the motion. The motion passed unanimously.

Discussion on what to do with the boat clubhouse: The facilities are currently unused. We are insured for use on a casual basis, Both Palmer Landing and Schooner Cove apparently insure the physical facility. The room is presently cleaned once a month. Palmer Landing owns 40% of the Clubhouse. Consensus is that we should discuss with Palmer Landing ways to open up the facility for more casual use.

Next meeting is the Annual Shareholders Meeting scheduled for 8 December 2021 at 7:00 pm.

President Olmer adjourned the meeting at 8:55 pm.

Respectfully submitted, Robert Moore, Secretary SCYA.