

**BOARD OF DIRECTORS  
2021**

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



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# Schooner Cove Yacht Association

123 HARBOR DRIVE, STAMFORD, CT 06902

## **Minutes Schooner Cove Yacht Association Interim Board of Directors meeting 31 March 2021.**

This meeting was held on Zoom.

President Tony Olmer called the meeting to order at 7:02 pm with a quorum of 4 board members achieved. Other board members present were Robert Moore, secretary, Justin Bonar, and Mike Luzzi. Joe Amilio joined the meeting at approximately 8 pm.

- 1) Tony Olmer moved to approve the minutes of 9 December 2020 annual meeting, seconded by Justin Bonar. The motion was approved without amendment unanimously.
  
- 2) Report on slip H27: slip was damaged in the 19 November 2020 wind storm, two piles were lost as well the finger pier. The dock has been replaced and the two new greenheart piles will be set next week. The work was performed by Concavage,
  
- 3) Concavage Marine proposal for 5 x 40' docks to replace finger piers: price from last winter of \$48K is no longer valid due to the new high cost of lumber. Current price is \$56,364 which covers the building of the docks, installation of the docks, and the removal of the old docks. Tony remarked that he would like to ask Concavage for the cost of a 50' dock to replace the dock at H-13 which was severely damaged earlier in the month, as well as the cost to replace the finger piers H-22/23 and H- 24/25, 48' and 70' respectively, both of which are in poor condition. Tony estimates that the total cost for the eight docks ( 5x40', 1x50', 1x48', 1x70' ) will be about \$100,000. Tony moved that we authorize the replacement of the eight docks with Concavage asap. Motion was seconded by Robert Moore, the motion was approved unanimously.
  
- 4) Power Posts: We are experiencing issues with replacement parts for the power posts on the docks. We are receiving request for upgrades to the service on the posts which we are unable to fulfill due to the unavailability of grounding plates for the power posts. The marina electrician, John Jordan, has opined to Tony that the existing power post are in poor condition, there are issues with corrosion and it is just a matter of time before we start seeing fires due to the resistance associated with the corrosion. Jordan's estimate is that it would cost \$500 per outlet to fit the existing posts with a 50 amp service if the necessary posts were available, which they are not. To replace a post with a new post with all the bells and whistles i.e. LED lights, 50 and 30 amp services, is about \$1500. Tony suggests that it is time that we start looking at this. Fire is the big issue. Two power posts, H-6 and H-26, are currently asking for upgrades 30 to 50 amp outlets which cannot be done on the existing posts. Tony noted that the marina was originally built with 20 and 30 amps and that the 50 amp services have been added over time at the slip owner's expense. Robert Moore suggested that it would be appropriate at this time to charge \$500 to the slip owner who requires the upgrade service, and have the marina replace the power post if the upgrade could not be performed on the existing power post. Robert Moore made a motion that the marina purchase two new power posts to accommodate the two slip owners who requested the 50 amp upgrades and the slip owners would pay the \$500 upgrade fee and the marina would pay the balance. Tony Olmer seconded the motion. The motion passed unanimously.

- 5) There are boats in slips H-22, G-9, and G-12 which appear to be derelict, or at least appear to not be in use or have current registrations. In particular the Luhrs in G-9 is in severe disrepair and detracts from the ambiance of the marina. The bylaws require that all boats have to be properly registered. The boat in G-9 appears to not have been registered for several years. Tony Olmer moved to send a letter to the G-9 slip owner requesting that the boat be removed from the marina. Justin Bonar seconded the motion and the motion passed unanimously.
  
- 6) The failure of the piles in the November storm and other recent failures has highlighted the poor condition of at least some of the pilings at the marina. We do not know the condition of the piles in the rest of the marina. Justin Bonar pointed out that if we are inspecting the condition of the piles, we should also assess the condition of the ground tackle while we have divers in the water. We have 75 piles in the marina. Justin Bonar moved that we authorize up to \$5K for an inspection of the piles and ground tackle, Joe Amilio seconded the motion and the motion passed unanimously.
  
- 7) A long term parking discussion was postponed to be covered in the next topic – Rules
  
- 8) A discussion of the rules commenced with the comment that some of the existing rules were contrary to the bylaws. Specifically existing rules declare that restricted slips cannot be used by non owners or non tenants for storm shelter because they are restricted and they may be used to receive boats. The bylaws declare that the management has the right to assign any boats to any slips, and importantly, the Stamford Harbor Master has the right to put any boat into any slip that he likes that is available in potential storm conditions. Tony Olmer proposed that the verbiage that was earlier put in be discarded and that the rule should read as it was originally written: section 1.7 Procedure for transient boats use of docks for protection from severe storms. The following are procedures regarding the use of the marine docks during forecasted high wind storm conditions by boats not normally moored in the marina. Dock owners allowing boats not normally moored in the marina to use their docks during storm conditions must provide the marina manager, or a Schooner Cove Yacht Association 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 wind storms conditions. Boats using docks during projected high wind storms must comply with section 1.6 Preparation for Hurricane or other storms and section 5.4 required insurance coverage. Robert Moore moved that we accept Tony's revision of section 1.7. The motion was not seconded and not voted upon. Section 1.3 Electrical: Tony proposed that we add the previously approved schedule for use of additional power outlets to section 1.3. Section 4.9 Parking: Problem is that some slip owners park in the parking area for long periods of time. Tony proposed amending the rules to read: "Parking is provided while you are on your boat and not for the long-term storage of your vehicle. It is limited to Unit Owners with deeds specifically granting parking rights, their tenants and their guests. Any Restricted Unit (slip) without parking rights provided in the deed shall have no parking privileges. 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 lot directly Southeast of the access drive to Palmer Landing. Vehicles unattended and which have not moved for a period of three weeks and which have not made prior arrangements with the marina manager will be considered abandoned and will be towed away at the owner's expense. Trucks and commercial vehicles of a capacity of over ¾ tons or having more than 4 wheels are prohibited in the parking area except for temporary loading and unloading. (see Schedule A-1 Description of land).

Other issues are that a good number of Palmer Landing residents, not slip owners, are parking in in the marina parking. And Palmer Landing has labeled the marina parking as PLM parking spaces when they should include both PLM and SCYA.

Tony Olmer reconfirms that SCYA is inviting people with restricted slips and their tenants and guests to park in the SCYA parking areas.

Robert Moore made a motion to send a letter to Palmer Landing Marina talking about the labeling of the parking spaces. The motion was not seconded and was not voted. Further discussion ensued with the consensus that we would first try to resolve the branding of the parking spaces with a telephone call to Jonathan Ashe before resorting to a letter. Justin Bonar made a motion that we would make a phone call before sending a letter in an attempt to resolve the parking space labeling issue. Robert Moore seconded the motion. The motion passed unanimously.

In summary, as to the revision on the rules, the board agreed to accept the changes to section 1.3; 4.9 Parking would carry on with the phone call/letter, and would be revisited again later. Section 1.7 was agreed to accept as written by Tony, and Section 1.6 was agreed to need a total rewrite.

- 9) Kayaks: There is strong demand for Kayak spaces, especially on the Schooner Cove side. Robert Moore proposed the addition a new rack at the end of A dock adjacent to A12. This motion was not seconded and was not voted. Justin Bonar queried whether the racks could be made as triple racks rather than the double rack design now in use. Joe Amilio commented that he thought that the racks were to be rented out per slot rather than the dock box space. It appears that there is no record of the method of charging, i.e. charge by space or slot. It was agreed that the kayak storage rules need to be written in the current rules revision. Robert Moore made a motion to rewrite the rules in regards to kayak storage to reflect fees to be based upon kayak spaces rather than the Dock Box spaces. Joe Amilio seconded the motion. The motion passed unanimously.
  
- 10) WiFi: Complaints WiFi that the service is nonexistent or has spotty coverage. Camera access can be enhanced with an upgrade to our Altice service. Justin is looking into improving the service. WiFi service was active at the time of the meeting. For the time being it was agreed that there were plenty of other more pressing demands on our resources, we will leave the camera and WiFi service as it is.
  
- 11) Goose dropping on the docks: Nothing that can be done about it. Clean up around your own docks.
  
- 12) Combination change for the clubhouse: Seems no one is quite sure how this is done, nor who does it. It was suggested that Doug Longmire was the agent of change in the past, we will check with him when he returns.

The meeting was adjourned at 9:23 PM and opened to general discussion and questions.

The next scheduled meeting of the board of directors is Wednesday, June 9, 2021 at 7:00 pm.

Respectfully submitted, Robert Moore, secretary.