

NEWPORT YACHT CLUB  
Stoney Creek INC  
Annual General Meeting  
Minutes  
November 15, 2017  
Stoney Creek Town Hall

**Call to Order:**

Commodore Barry Stringfellow called the meeting to order at 7:10 PM.

In addition to the Commodore, the following Board Members were present:

Dean Cole

Nigel Reed

Brian Goodbrand

Michael Rushton

Terrence Hughes

Janet Womack

**1. Regrets:** None

**2. Quorum:** With approximately 68 members of the General Membership in attendance, it was deemed the requirements of a Quorum had been met.

**3. Commodore's Opening Remarks:**

"Thank you all for taking the time to attend our Club Annual General Meeting. I would like to start off with a brief history of Newport. Whilst our Club is only six years old, Newport is approximately twenty nine years old. Could I please ask that the new members who joined us in the past two years, make yourselves known?"

Our club started with this Gentleman here, Peter Martin, standing on his deck, probably with a glass of wine in his hand, looking out and seeing the vision for an affiliated yacht club. Soon Bill McCartney and Jack Book also became involved in the formation of the Club ("The Three Amigos"). These three Gentlemen went on to make contact with the owners and the City of Hamilton. After many months of meetings, a plan was in place. The Marina was purchased as a "Non Profit Club" for approximately \$650,000. The original investors raised

approximately \$300,000 and through the involvement of Patrons and EMR's the balance of \$350,000 was also raised. Without the participation of the original investors, this Club would not exist. The original Investors being Bill and Sheila McCartney, John and Deborah Wybenga, Peter and Sandi Martin, Joe D'Amico, David and Marilyn Jolley, Jack and Sue Book and Ken and Connie Zeise.

The main issue after the Club was formed was the lack of depth at the harbour entrance. After spending \$100,000 on dredging, the Club was \$30,000 short to finish the job. Not many people realize this, but Jack Book stepped up to the plate and loaned the extra money to the Club at short notice. This loan was promptly repaid by the Club.

The Club now owns approximately 75 feet of beach, east of the Neptune Break wall. The Board will be working on beach access this coming year.

During the past six years, many volunteers have contributed countless hours to maintain the Club at a high standard. I would like to take the time now and thank them all. I could not have done the Property without the help of some key people:

Best Mate and Neighbour Dean Cole

Bernie Tambeau, who has been repairing and maintaining the Club for years. He needs no guidance and wouldn't take it anyhow.

Roger Cox has worked tirelessly on all the electrical.

Don Jarrett, now our new Property Director

Sandi Martin who has kept the Parkette beautiful.

Also Mark Repa and Mark Thomas, just to name a couple more.

All of the Past and Present members of the Board of Directors.

Special mention to Michael Tessier who many may not even know, but Michael has been taking the minutes of all the Board Meetings for as long as I have been involved.

Also my Wife Gillian, who has supported me all the while. She also corrected me when I needed it. Without her I could not have been so heavily involved.

Lastly Michael and Shirley Rushton who have in the past and still do, show us all and lead by example. They invented the meaning of the word Volunteer. Michael is our new Commodore. Please give him all your support. He has the best interests of the Club at heart.

I'd like to finish now with a plea to you all to step up to the plate and volunteer. This club is special. It means a lot to me. We have the best rates around the Lake based on availability. To keep our rates low, we need more volunteers. The ones who have worked so tirelessly in the past need a break. I urge you all to help when you can. Thank you all for your support over the years."

#### **4. Voting:**

##### **a. Special Resolution**

Currently By Law 5.15 reads

"EVERY MEMBER MUST UPHOLD THE CONSTITUTION AND COMPLY WITH THESE BYLAWS, AS WELL AS THE RULES AND REGULATIONS OF THE CLUB AS DETERMINED BY THE BOARD OF DIRECTORS FROM TIME TO TIME".

Proposed:

"EVERY MEMBER MUST UPHOLD AND COMPLY WITH THESE BYLAWS AS WELL AS THE RULES AND REGULATIONS OF THE CLUB AS DETERMINED BY THE BOARD OF DIRECTORS FROM TIME TO TIME".

Currently By Law 16.1 now reads

"ON BEING ADMITTED TO MEMBERSHIP, EACH MEMBER IS ENTITLED TO, AND THE CLUB MUST GIVE THE MEMBER WITHOUT CHARGE, A COPY OF THE CONSTITUTION AND BYLAWS OF THE CLUB"

Proposed:

"ON BEING ADMITTED TO MEMBERSHIP, EACH MEMBER IS ENTITLED TO AND THE CLUB MUST GIVE THE MEMBER WITHOUT CHARGE, A COPY OF THE BYLAWS OF THE CLUB".

In essence both by laws would be amended to remove or replace the word "Constitution" with the word "By Laws".

**Result of Vote - Resolution carried unanimously.**

- b. The General Membership were asked to endorse the Board's recommendation for the positions of Vice Commodore.

RECOMMENDATION

JAN WOMACK – VICE COMMODORE, MARKETING

DON JARRETT – VICE COMMODORE, PROPERTY.

**Result of Vote – Endorsed Unanimously**

## **5. Treasurer's Report:**

The Treasurer Michael Rushton introduced the Finance Committee (Shirley Rushton, Peter Martin, Mike Daniels, Joe Rosart and Anne Louise Tindal) He then discussed the financial highlights of the past fiscal year.

**Refinanced** Long Term Debt from Investors at Prime + 3% (3.2% + 3%= 6.2%) to Five Year Fixed Loan at 3.9%.

Loan allowed repayment of original investors and balance will be used for new Club House construction.

**Financial Overview** of first six years going from a loss of \$133,696 over first three years to a gain of \$125,892 over the last three years, with 2017 excess revenue of \$52,358.

**Balance Sheet Highlights-** Property value appraised over \$1,750,000 in early 2017. Private financing replaced with a \$500,000 loan from TD Bank. Total Book assets almost exceeds total Book Liabilities.

**Fund Raising** - Social Committee events raised \$5,422 in 2017  
- Regatta events raised \$1,954 in 2017.

**Volunteer Survey** – “Self Help” clubs were reviewed for volunteer hour requirements. Membership advised of what other clubs charge per hour in lieu of volunteer hours. No action will be taken in 2018 but if required, some form of charge in lieu of volunteer hours will be implemented in 2019.

**Club House Committee Update** – Members of the Committee are Shirley Rushton- Chair, Dean Cole, Doug Greenaway, Gord Magee, John Mills, Michael Rushton and John Womack. The Committee is hoping to start construction in 2018 with Site Plan Development and Permit work in process. Main issue is the land is zoned as a Public Marina by the City Planner. Construction of a Club House would require one paved parking spot per slip. The Committee is asking the property be properly zoned as a private club which would then only need 17 paved parking spots. Committee is aiming for a 2,000 sq. ft building with an additional 2,000 sq. ft of covered patio. Plans will be shared with Membership when completed.

2017 Financial Statement attached.

## 6. Membership:

**Membership Committee** Members are Brian Goodbrand, Terry Hughes with much help from Bill Valcour.

### Statistics

	Jan 1, 2017	Nov 1, 2017	Change
EMR Members	58	52	- 6
Patron Members	73	87	+14
Social Members	64	52	-12

**Fee Structure** was reviewed.

**Fee Comparison** was reviewed. Newport is least expensive at this end of Lake Ontario.

**Insurance Monitoring** – The Club requires all boat owners to provide proof of insurance. Please keep your insurance information up to date.

**Access Control**- Fobs, Remotes and Cards should now operate any gate. For 2018, Fobs and Remotes will gradually be replaced by cards.

## 7. Marketing:

**Marketing Committee Members** are Janet Womack (Chair), Bob Irwin, John Womack, Miriam Perks, Fran Vickers, Bev Bourke, Iain Douglas.

**2017 Initiatives** completed or in progress: Santa Clause Parade, Geo Fencing at Toronto Boat Show, Hamilton Fishing and Boat Show, Spring Open House, Bulletin Boards, "Sail Boat" Sign( which adds visibility for the Club since over 150,000 vehicles pass it every day.)

## 8. On Water Activity:

Director Nigel Reed advised the Membership on the activities of the Sail Racing group in 2017, which included the following:

Being the NYC-SC's Traveling Ambassadors, promoting WHO and WHERE we are.

Asking other club's racers to visit our club

Donated a Club Boat and Motor

Supplied and Improved Neptune Green light

Acquired a yellow flashing hazard beacon

They are a group of 6 boats in our harbour who attract “Crew” who could become future boat owners.

### **Peaches n PHRF – NYC-SC’s Regatta:**

Once again the PnP Regatta was a great success with 16 Racing boats in total with 7 Different clubs represented, and 150 dinner tickets sold. The Brand new overall Trophy (donated by Greg Jordan & Family) was awarded to Caprice (George Tinsley from RHYC)

Individual winners in Flying sails: 1st It’s a Conspiracy BHYC, 2nd Perry-Eh RHYC, and 3rd Sapphire NYC-SC.

In Non-Flying Sails: 1st Caprice RHYC, 2nd Snaps II RHYC, and 3rd Crew Rest NYC-SC

In Laser28 Fleet: 1st Chasse NOLSC, 2nd “Completely Woundup” NYC-SC, and 3rd Unplugged NYC-SC.

### Racing Results from 2017



#### Tuesday Night Series

#### Club Championship

Flying Sails	Non-Flying Sails	Place	Flying Sails	Non-Flying Sails
<i>Sparkplug</i> - Mike Vandervaart	<i>Peregrine</i> – John Fletcher	1 <sup>st</sup>	<i>Sparkplug</i> - Mike Vandervaart	<i>Peregrine</i> – John Fletcher
<i>Unplugged</i> - John Mills	<i>Wild Oats</i> – Paul Psutka	2 <sup>nd</sup>	<i>Unplugged</i> - John Mills	<i>Phoenix</i> – Bill Crandall
<i>Scrubs</i> – Randy St Jacques	<i>FW Price</i> – Pieter Van Hazel	3 <sup>rd</sup>	<i>Scrubs</i> – Randy St Jacques	<i>Rob Roy</i> – Robin Roberts

#### Cruising Activity 2017

- Bronte – in-bound
- Outbound – Mississauga – South Side Shuffle

Poker Run 2017 – not run due to lack of volunteers

The Director then outlined activities for next year and asked for volunteers for Racing Support, Cruising Support, Regattas and Poker Run.

## 9. Property:

Property Director Dean Cole thanked all the members who helped with maintaining the harbour. He reported we did well during the Spring Floods, compared to many clubs who were swamped.

## **10. Social:**

Dean with his Board responsibility for the Social Committee, thanked Gary Bourke and Lynn Cole for their service in the past years as they are stepping down this year. He also thanked all members of the Social Committee for their hard work.

## **11. Introduction of 2018 Board of Directors:**

Commodore – Michael Rushton

Secretary / Treasurer – Doug Greenaway

Membership – Terry Hughes

Marketing – Janet Womack

On Water Activities – Nigel Reed

Social Activities – Jeff Hansford

## **12. New Commodore's Remarks:**

Commodore Michael Rushton outlined his priorities for the coming year which include:

- Continue Boating growth in our Club and sound financial results.
- Club House construction and continuous facility improvement
- Succession Planning: Committees to Board to Commodore
- Increased member involvement

He then introduced Social Member John Gallagher who will be writing an article on Newport for Canadian Yachting Magazine.

## **13. Q & A & Suggestions**

1. The Club should ask for deposits in the fall to help determine membership for the following year/season.
2. The Club should develop a "Skills/Connection Inventory" as we will soon be needing every connection we have available.
3. Question on the status of the Loan. \$500,000 borrowed. Since loan inception, Club has paid back \$11,000 in Principal and Club anticipates paying down loan at a rate of \$25,000 per year.
4. Council of Commodores – A good group to belong to as it provides a good place to spread the word about the NYC-SC.
5. Many lights are not on in the harbour. Property Director advised the pedestal lights on the floating docks have been turned off for the winter. One light was recently blown down and is being repaired. Brief discussion about safety concerns

for people walking on the docks during the off season. Recommendation made to install more ladders. Also more signage should be erected advising "Use at your own Risk".

6. Ice Skating in the harbour? Not recommended due to strong currents in the harbour which results in thin ice.

7. Letter should be sent in the spring to other Yacht Clubs advising them we are **not** silted in.

8. Apparently McDonald Marine will close, leaving 180 boats looking for a new home. Marketing will reach out to McDonald Marine to attempt to send a Newport letter to affected boaters.

9. One of our members is writing an article about the NYC-SC for publication in Canadian Yachting in spring 2018. Comment cards were handed out. Please return them A.S.A.P.

#### **14. Closing Remarks:**

- The next event will be the Commodore's Ball. Get your tickets early to avoid disappointment as seating is limited for this usually sold out event.
- Please use the sign-up sheets to volunteer. Your Club needs you.

#### **15. Adjournment:**

The meeting was adjourned at 9:00 P.M.