

NEWPORT YACHT CLUB

Stoney Creek Inc.

Board Meeting April 30, 2019

Stoney Creek City Hall

Call to Order:

Commodore Michael Rushton called the meeting to order at 6:39 P.M. In addition to the Commodore, the following Board Members were present:

Peter Belanger	Wes Cox
Jeff Hansford	Nigel Reed.
Zena Thomas	Janet Womack

Regrets: Darryl Field, Gavin Rouble

1. Additions / Approval of Agenda

Motion to accept the agenda was proposed, seconded and carried

2. Approval of Minutes:

Minutes of the March 26, 2019 Meeting were reviewed.

Motion to accept the Minutes was proposed, seconded and carried

3. Business Arising from the Minutes: (Carried over until completed or amended)

Report on the status of these items carried over:

- **Big sign lakeside** at entrance is needed with info for visiting boaters. Sign will need large easy to read LARGE font and lighting at night. In progress by Member Ray Jones for a reasonable cost tbd.
- **Increasing VOLUNTEERISM:** Directors at Large, were asked to take on the task of finishing what the 2018 Board began to document volunteer hours needed and develop a tracking system for volunteer hours – mandatory hours may be needed at some point and having facts will help us quantify the total cost to run this club. Director to follow up with former Property Director. Tracking System was submitted.
- **Succession Planning:** The Commodore reminded all members of the BOD to be looking for their replacements.
- **Finance Committee** to review the terms of the Club's loan since less than three years to renewal. **In progress.**
- **Jewitt charges for maintenance and services – 2 slips**– Commodore opened discussion with Mr. Jewett regarding his two slips being supplied power and water and the need for anyone accessing the

slips to be at least Social Members. Mr Jewett refused but was asked to provide documentation. The Commodore proposed a charge of \$1,000 per slip per year to cover the cost of maintenance, dredging, water and electricity. Peter to aid Michael in the establishment of a fair chargeback price. **In progress.**

Motion made that water and hydro to the two slips will be cut off if negotiations are not successful.
Motions was seconded and carried

4. Club House Update: The documents sent to all and the minutes of the prior meeting which has a large component on the club house negotiations status were reviewed.

1. The plan offered is to buy the land for \$1.8 Million dollars after rezoning and severance. – is this amount acceptable to the majority of the Board? (FYI - entire parking lot valuation was less than this amount)
2. Review all major concerns to address lack of site plan drawings to scale showing the 70 to 90 we need, lack of detailed pricing list requested, concern over the professionalism as developers.
3. Do we continue negotiating with Aintree or stop?
4. Do we need to go back to the membership on the changes or is it still approved to negotiate as best we can?

After discussion the following Motion was made - that the Developer "Aintree Solutions Limited" will be asked to provide a detailed, to scale, drawing showing the land required for the proposed condominiums, so that the square footage of the proposed severed land can be accurately determined; and the number and location of available parking spaces can likewise be determined. The Developer will also be asked to provide a realistic time line to complete construction. If this information is not provided to the Commodore by May 28, 2019, the Commodore is authorized and directed to withdraw from and terminate EXCLUSIVE negotiations with Aintree Solutions Limited and to seek alternative club house proposals from other developers.

Motion was seconded and carried

5. Standing Committee Reports

Finance

5. 5% Late Fee implemented. Accounts Receivable reviewed and Collection Plan developed. The question was raised do we enforce the 5% penalty at this time. It was the consensus of the BOD that late payers will be called by a Member of the BOD and a grace period of one week would be allowed. Membership will review the AR list to confirm active members that have not paid yet.
6. Audit Insurance - We received an offer from our accountant to pay \$385.00 per year + HST to cover any accounting costs involved should CRA want to conduct a financial audit. Further discussion deferred.

Membership Update: The Commodore thanked Membership Director for her work in listing volunteer skills for new members. Director at Large will be asked to complete the skills inventory for existing members.

6. Update on New Boats in and leaving – update attached. We are up 86 feet of boats, even on Social Members and Membership is working on four other prospects as Patrons with boats in the 28 ft range. We are getting referrals from 50 Point.
7. A refund of the fishing tournament entry fees will be made to new member that may join as a result of the fishing tournament. This will include both annual and short term slip rentals.

Marketing Update:

8. Club Crest / Blazer suggestion from Paul Nicholls. Motion made that the Club is not yet ready to approve a crest for a blazer, motion was seconded and carried
9. Website Discussion – We are currently paying \$700 per year and we are looking for a web site administrator. Further discussion deferred to obtain quotes.
10. Fishing Tournament Flyers were delivered to all non-members in Newport community.
11. New “Post Cards” printed.
12. Community Paper – Marketing Director met with the Publisher who offered her a 1/4 page ad and four articles per year for \$359 per month. Offer declined. Article on either Jeff Hansford or the Commodore proposed. We can submit community events for publication.

Property Update:

13. The club is in good shape / water / electric / Neptune / Dredging is almost completed. Docks are all in good shape with all major tasks completed. Members are asked to email maintenance deficiencies to Wes Cox.
14. Break Wall Repairs/Modifications - Engineering support meeting with Kenadvised to set up a study of lake currents and waves. Such a report was done and is being located.
15. There appears to be a misunderstanding with a condo resident regarding access to the break wall for maintenance purposes. A letter will be sent to the Condo Corporation reminding them of the Club’s right to access the break wall for maintenance.
16. Hiring of Mitch Lyons – starting May 8th – Thursday to Sunday. Mitch will look after gardens.

Social Update:

17. Fishing Tournament Update. 37 confirmed to date so break even has been achieved.
18. May 10 M & M and June 8th opening party

OnWater Update:

19. Cruising – how to sign up for outbound cruises
20. Kayak Launch - not sure if sufficient interest to proceed.

6. Next Meeting: May 28, 2019

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