

NEWPORT YACHT CLUB  
Stoney Creek Inc.  
Board Meeting February 4, 2020  
Home of Commodore Michael Rushton

**Call to Order:**

Commodore Michael Rushton called the meeting to order at 6:36. In addition to the Commodore, the following Board Members were present:

Darryl Field	Jeff Hansford
Nigel Reed	Zena Thomas
Gavin Rouble	Mark Thomas
Peter Belanger (phone)	

**Regrets:** Laurie Whiting

**Guests:** Shirley Rushton and Gord Magee

**Additions / Approval of Agenda**

Motion to accept the agenda: Jeff Hansford

Second: Zena Thomas

Motion Carried

**Approval of Minutes:**

Minutes of the January 8, 2020 Meeting were reviewed.

Motion to approve the Minutes: Jeff Hansford

Second: Nigel Reed

Motion Carried

- 1. Financial Report:** Secretary-Treasurer Peter Belanger advised: Financially we are in a healthy position. This is the first year that we have not had to borrow to pay back EMR's and to get through the winter season because of the \$300.00 deposits and many members paying upon receipt. The club is in excellent shape and we are \$35k higher than the same time last year. Last year

we had 33 new members – Zena’s goal is to increase that this year. Peter has investigated tax relief/exemption but if we apply and do not meet the criteria, we could end up being assessed as a commercial business. He will continue to investigate to see if it is the right option for our club. Gavin has agreed to assist Peter in this endeavor and they will also try reaching out to our councilor Maria Pearson. Michael indicated that there are still some issues on the financial statements but they are being investigated. HST adjustments will show up on following statements (question from Darryl). Copy of the GIC certificate has been emailed to all board members. Scott Harrop has paid in full, including arrears and interest. Jewitt- waiting to hear from lawyer.

2. **Commodore Report:** Reminder to everyone that they need to have a committee.
3. **Social Report:** Jeff is meeting with his team next week. He will be speaking with them to see who can succeed him as he takes over a different role, and who can take Anne’s work as well. Has several boating members in mind.
4. **Membership:** Reviewed new Property and Storage policy. All in agreeance that only change was to make it 30 days on land or in water, not 3 or 6 months. Looking at options on how to get it out. Zena has reached out to Coast for guidelines on how to make it enforceable, hoping that we can avoid going through a lawyer.
5. **Gavin:** Sought board’s approval to investigate a security system for the club, and not just a camera at the mouth. In light of last year’s break-ins, it was agreed that we should do that. Gavin will investigate and report back.
6. **Property Manager Report:** Property Manager Mark Thomas advised:
  - Dredging – Still working with Michael on several options/contractors for dredging. Permit has been started and Michael has created drawings to include. He is still trying to get Steven, who we used last year – and his team wants to do it. Losani has given us land access for dredging at an empty lot down the road. A conservative guesstimate for this year’s dredging is \$100k - \$115k.
  - Still getting quotes on cleats, pontoons, pedestal bases, pedestal doors. Can use old deck board for docks. Working with Adam and Gavin to see up the pedestals and Wi-Fi wiring.

## **7. Presentation by Clubhouse Committee Chair Shirley Rushton and Committee member Gord Magee**

- Presentation was about what the committee was recommending to “refresh” our clubhouse
- History of Committee members given
- Board was approved by members to borrow up to 50% of the value of the parking lot, valued at \$1,750,000.00 – 70% of members who voted were in favor – Board chose to borrow only \$500,000.00
- Original plan was to build a 50 x 80 clubhouse
- Spent in excess of \$8k with IBI to meet with the city
- We have a proposal with Aintree in exchange for 20% of the property
- Members voted 80% in favor to proceed, but unfortunately Aintree did not have the \$ to proceed
- Michael and Peter then worked on an RFP that went out to over 50 developers – 5 responded – 2 did proposals – because the proposals were not in the clubs best interest, the board agreed to walk away and tasked the Clubhouse Committee to come up with a plan and present it to the board seeking funds for the renovations
- Re-iterated that no funding was coming from operating costs, but out of the GIC that was sitting untouched.
- Chair then showed slides of proposed renovations and asked the board for \$90k for the renovations

Motion was made by Darryl to grant and raise the funds needed to \$100k to allow 10% as a contingency, allowing the clubhouse committee to move forward with the renovations.

Second: Zena Thomas

Motion: Carried

**A vote was taken to release the funds: Yes – 6 No - 1**

It was also agreed that the work would start with shoring up the foundation to better support the clubhouse.

**8. Next Meeting Date:** Tuesday March 10<sup>th</sup> @ 6:30pm at the Commodores house (unless otherwise advised).

**9. Adjournment:** The meeting was adjourned at 8:30pm