

TBM Monthly Board Meeting

Date: October 7, 2023

Called to Order: 10:12 am/pm Meeting Closed: 12:19 am/pm

Attendees:

Board Members:	Other Attendees:
<input checked="" type="checkbox"/> President – Cliff Owens (CO)	<input checked="" type="checkbox"/> Harbor Master – Herb Lorentz (HL)
<input type="checkbox"/> Vice President –Doug Campbell (DC)	<input checked="" type="checkbox"/> Recording Secretary – Kyle Cole (KC)
<input checked="" type="checkbox"/> Treasurer – Sumi Yang (SY)	<input checked="" type="checkbox"/> Guest: Wayne Dawson
<input checked="" type="checkbox"/> Secretary – Kyle Cole (KC)	<input type="checkbox"/> Guest:
<input checked="" type="checkbox"/> Operations – Dave Inmon (DI)	<input type="checkbox"/> Guest:

Topic	Discussion Highlights	Recommendations/Actions /Follow Up
Call to Order Announcements	<p>CO called the meeting to order at <u>10:12</u> am with all board members present except DC. Additionally present were <u>Wayne Dawson</u>,</p> <p>Harbor Master – Herb Lorentz and Recording Secretary – Kyle Cole</p> <p>CO asked if everyone had a chance to review the minutes from the Meeting (held 9/4/2023 (Board ,General and New Board) that were provided via email and if there were any comments. There were/were not comments provided in response.</p> <p>Meeting Agenda</p> <p>CO sent email on Sept, 29 with the proposed agenda as follows.</p> <p align="center"><u>Agenda</u></p> <ul style="list-style-type: none"> • Convene (10:00 am) • Accept minutes from September, 2023 meeting • Harbor Master Report <ul style="list-style-type: none"> ○ Status of Closing of Marina ○ Fence repair plan ○ Parking lot seal and re-strip • Review of Financials • Operations Update <ul style="list-style-type: none"> ○ Dock Project Update for Spring (D-Dock repair) ○ Potential replacement of Ramps at C and D ○ Fix dock 105 (add the 4 feet for \$3400) ○ Any other potential projects to consider? ○ Dredging vendor review for springtime (Estimate of \$73k?) ○ Dock # Stenciling • Old Business • New Business <ul style="list-style-type: none"> ○ Key FOB for Pool Access? (from Sept Gen Assoc Meeting) • Scheduling of Next Meeting (Budget meeting-Late November/early December) • Adjourn 	<p>_____ made a motion to approve the minutes as published, _____ seconded this, and the motion was unanimously passed.</p>

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Harbor Master Report	<p>Water levels as of _____ 10/06/2023 _____</p> <p>_____ 3" _____ below _____ 09/06/2023 _____</p> <p>_____ 1" _____ below _____ 10/06/2022 _____</p> <p>_____ 5" _____ above Avg for Oct</p> <p>_____ 35" _____ below Oct 1986 all-time high</p> <p>_____ 35" _____ above August 1964 all-time low</p> <p>_____ 33.5" _____ below 7/2020 high</p> <p>Projected decrease of _____ 3" _____ by _____ 11/06/2023 _____</p> <p>Projected decrease of _____ 9" _____ by _____ 05/15/2023 _____</p> <p>Slip Leases for season 2030 was 15 Two (2) current leases are purchasing slips Sales have slowed with a few interested</p> <p>Slips for Sale – Six (6) available</p> <p>Pool was closed Sept 26,2023 by Dolphin Pools Outside cleanup has begun, beach chairs, tables and umbrellas have been stored, most grilles have been cleaned,restroom fans and vents have been cleaned & clubhouse cleaning has begun.</p> <p>Docks: C-Dock is drained to test process – still need to blow out</p> <p>Current Boat Count is 20 Last Years Count at this time was 25</p> <p>Current Items / Items to Address</p> <ol style="list-style-type: none"> 1. Fence repaired/replaced week of 10/01/23 2. John Henry Availability/Quote for C-D Dock Ramp Repairs, Tie Backs, Gabion bags, etc 3. Sand move/remove (sell? – Zero Cost?) 4. Parking lot resurface? Fall or Spring 	<p>Pool Valve – Review prior to opening in Spring '24</p> <p>Drinking Fountain Filter Change – Clean Coil (Spray)</p>

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Treasurers Report	<p>SY met with Lourie at GrasiK accounting to review accounting structure and archives.</p> <ul style="list-style-type: none"> • Lisa/Lourie to help transfer bank and loan access to SY from Tom Ryan. • SY to contact Tom Ryan to review methods and bank consignee transfer. • Financial overall focus to be on balance sheet. • Sweep Account down • Expenses Increased Aug/Sep due to marina fall closing activity • Loan to transfer to fixed loan from construction loan in Nov. 2023 • Monthly expenses at 98% for FY 2023 (86% in Oct 2022) • To review in more depth at the Dec Budget meeting <p>CO motioned to accept financials. DI seconded, and the motion was unanimously passed.</p>	<p>_____ made a motion to approve the financials as published, _____ seconded this, and the motion was unanimously passed.</p>
Operations Report	<p>Cody (FDS, Inc.) to be onsite 10/18 10am to review:</p> <ul style="list-style-type: none"> • Review Docks and maintenance questions • Ice eater locations and positioning • To get quotes on C and D Dock ramps (Replacement), flotation upgrades • Recommendations for Maintenance now/prior to Spring Opening <p>Schlick Ponds – Dredging – To get a quote for upcoming/possible dredge in the spring</p> <ul style="list-style-type: none"> • What can be done to hedge against dredging by removing sand mechanically? <p>John Henry</p> <ul style="list-style-type: none"> • John Henry Availability/Quote for heavy equipment (C-D Dock Ramp Repairs/Replacement), Tie Backs, Gabion bags, etc <p>Dock # Stenciling Due in on Oct.16</p>	<p>Sand Level – What is proper level – Whaler</p>

Topic	Discussion Highlights	Recommendations/Actions /Follow Up
Old Business	<ul style="list-style-type: none"> • Dock in Well – What is future plan for slip • Membership Suggestion Box / Vote / Input at GM Spring Meeting <ul style="list-style-type: none"> • Social Area / Expand • Revenue Producing – Sell Slip • Dingy Dock 	
New Business	<ul style="list-style-type: none"> ▪ Pool Access Issue with non-members / Parental Issues <ul style="list-style-type: none"> ○ Current Problems <ul style="list-style-type: none"> ▪ Overcrowding / Max Capacity ▪ Lack of Parental ▪ Safety Issue with Locking (key fob) Gate ▪ Glass in pool area ○ Possible Solutions <ul style="list-style-type: none"> ▪ Key Fob ▪ Key Pad ▪ Signage ▪ Guest Sign-In with Slip Number ○ Further Review and contemplation in coming meetings ▪ Visitors / Guest / Public roaming the docks <ul style="list-style-type: none"> ○ Issue with signage ○ Add - Business Inquiries please visit the main office ○ Reposition / change current Signage ○ Further Review and contemplation in coming meetings 	
Adjournment	<p>_CO_ made a motion to adjourn, _DI_ seconded this, and the motion was unanimously passed. All business being addressed, the meeting was adjourned at __12:19 pm__</p>	<p>Next meeting scheduled for __12/10/2023__ (date) @ __10 am__ (time) @ __TBM__ (location)</p>