

# SOR Board Meeting

Date: November 18<sup>th</sup>, 2023

Time: 10:30 AM

Place: SOR Club House

- **Meeting called to order @ 10:31 by Jim Street.**
  - Also in attendance were board members Bill Galligan, Chris Bourque, Dan Massaro and Manager Todd McPhail and Assistant Ron Mayhew.
- **Meeting Minutes dated May 6th, 2023 were read and approved.**
- **Unit Owners Comments**
  - None:
- **Treasurers Report**
  - Reviewed Bond and Reserve Account holdings.
    - Reserve account: Holding Account, CD and Bond value at \$348,216.
    - (Need to look for options to increase earnings with Money Market account.)
  - Overall, no issues, concerns or unexpected expenses. Budget on track.
- **Correspondence Sent / Received**

Proof of meeting notice  
Letter of commitment for accountant services  
Financial statements have been dispersed to BOD.  
Letter from A-31 Wright (discuss during executive session)  
Discussed Bayliner (silver bullet) previous owner claimed we stole his boat (police investigated and dismissed claim)
- **Management Report**
  - Winterization of docks completed. Aeration system is almost fully operational.
  - Winter storage came in at 104 boats for a total of \$141K.
  - Budget goal was \$135,000 for Winter storage
  - Boat handling charges are \$4769 so far with spring launch left to go. We projected \$4200
  - Small vessel parking slow with only two boats generating an additional \$1,000 of income.
  - Travelift full service completed "In-house", prior to scheduled fall haul out.
  - Travelift was painted this summer with sprayed industrial enamel.
  - Snow plowing contract have been set with Green Meadows Landscaping / Jeff Holt – Owner of Slips B2, B4, B6 and B22
  - Electric bills were sent out; we billed \$10,155.00 for reimbursements. Our Expense from April-October was \$15,883.
  - Ice billing was also completed. Total spend was \$3010.00 and we invoiced \$3,187.00
  - Pool has been refinished by "Custom Construction Designs, LLC" Only extra expense was \$500 for regrouting the perimeter tile. Total invoice came to \$20,150.00

- Ice shack was finished and put in place late august. Should help keep heat off ice machine. Soda machine is now located next to ice machine.
- Laundry generated \$515.00 this summer.
- The Pavilion and Adirondack chairs were purchased and put by the flag pole.
- Overall. We had a good summer with minimal issues. All slips were full and a full yard for the winter.
- **Old Business**
  - Seasonal review (Jim Street)
    - Many new upgrades to facility
    - Still planning on epoxy coating pool patio next fiscal year.
    - Clubhouse ceiling is scheduled to be redone starting in mid-January along with fresh paint on walls.
    - We had a few issues over the summer with domestic disputes, and we all need to remember, living in close proximity to each other can create tensions, and always try to take the high road to avoid bad behavior.
- **New Business**
  - Is it possible to add a 2<sup>nd</sup> set of laundry equipment? (yes, the wiring and plumbing is there)
  - Is it feasible to purchase an ice machine instead of buying ice? (will be researched)
  - Can we do scheduled functions such as the impromptu free burger and dog cookout Ron did in Sept? (Positive response from membership makes it very good idea)
  - Aeration system is due to be replaced (20 years old) next fiscal budget.
  - Darren Hayward(A-7) can we update the website to aid in communication with members? Set up a E-blast email system for notifications? (Bill Galligan agreed to take lead on the matter)
  - **Date and time of next meeting.**
  - April 6<sup>th</sup>,2024 @10:30am
  - Meeting adjourned @ 12:08

Respectfully submitted,

Bill Galligan