



**Mariners' Marina Annual  
Owner and Board Meeting Minutes**

Saturday, December 8, 2012, 9:00 – 11:30 a.m., Seneca Village Hall

**Purpose:** Review Electrical Consumption Committee recommendations, hold Board election, approve 2013 budget, and address other agenda items.

**Agenda:** Attached

**Minutes and action items:**

**Old business:**

1. Call to order: Board President Doug Gladden called the meeting to order at about 9:00 a.m. Bill Logue, treasurer, and Mike Gane, secretary, were also present, bringing Board attendance to 100 percent. In total attendance at this meeting were 13 people representing 42 slips (attendance list attached). Proxies were held for 41 additional slips. Total meeting attendance was therefore 83 slips representing almost 72 percent of the 116 total slips in Mariners' Marina, an Owner's quorum.
2. The minutes from the 12/3/11 Annual Meeting were approved.
3. Mike Gane reviewed electrical costs. For 2012, the total electrical costs will be approximately \$6,400. The base electrical cost for powering harbor lighting and transformer standby is about \$3,100 or \$27 per slip. The usage for high current boats is about \$3,300 or \$28 per slip. Power costs have dropped in 2012 due to conservation by boaters and a new electrical contract.
4. Bill Logue distributed and provided an overview of financial activity including again, all cash & check disbursements, a summary of 2012 expenditures by major category, and a listing of 2012 and proposed 2013 association dues by slip
5. Doug reviewed the 2012 Committee reports. He thanked the Rules Committee (Ralph Marr, Larry Krick, Thom Jungels, and Steve Parrish) for their work. The updated rules have been mounted on each electrical box around the marina. The other Committees did not provide summaries for the Board to consider.
6. Doug asked Steve Parrish to present the recommendation of the Electrical Consumption Committee. Steve distributed a summary of the Committee's recommendation and stepped through the easel charts used by the committee to develop their recommendation. The Owners voted to accept the recommendation with one change and the following was approved by the Owners:
  - a. Reduce 2013 Association Dues by \$3,300 to remove large boat electrical costs (about \$25 per slip).
  - b. Charge \$100 per 30 amp connection in 2013.
  - c. Charge \$150 per dual 30 amp or single 50 amp connection in 2013.
  - d. Charges will be per season with no partial charging.
  - e. A battery charger, boat lift blower, or similar light current device may connect to the pedestals for limited periods of time with a residential extension cord and avoid these charges.
  - f. The Committee volunteered to administer this in 2013.
7. A committee was established to make recommendations regarding dock maintenance. The committee members are Dave Wallin, Thom Jungels, Richard Marciniak, and Steve Parrish.

8. A committee was established to make recommendations regarding harbor dredging. This committee will also look at recirculating pumps, bubblers, or other means of addressing silt within the harbor. The committee members are Thom Jungels, Bill Logue, Mike Gane, Richard Marciniak, and Steve Parrish.
9. The topic of dock carpets was discussed. It was decided that carpets may be placed on the docks but it must be removed at the end of each season and the slip owner must pay for any damage or wood rot caused by the carpeting.

**New business:**

10. Bill proposed a 2013 budget of \$31,631. The 2012 unallocated dues will be applied to this budget and net Association dues will be \$22,077 in 2013. This budget also reflects a base electrical expense of \$3,100. The 2013 budget was unanimously approved by the Owners.
11. Mike discussed the potential of using wireless security cameras in the Marina. He proposed a potential budget. General discussion raised support for this idea as well as concerns regarding the effectiveness of such cameras. Bill Muir has experience with such cameras and he stated that they would be ineffective at night unless real expensive cameras were purchased. A budget item was not allocated for cameras at this time although Mike will continue to look into this option.
12. Richard Marciniak has executed a winter storage agreement for keeping his boat in the Marina over the 2012-2013 winter. This agreement absolves the MMCA of any liability for damage to Richard's boat and Richard will pay for Marina electrical costs above the base transformer costs.
13. Doug indicated that Steve asked to have an agenda item adding two additional members to the MMCA Board. Steve stated that in his research for this proposal he found that the MMCA By-laws specify that MMCA Board members are currently elected to a one-year term. He therefore withdrew his request for adding two additional Board members but he called for the election of all three Board seats. He distributed pages from the MMCA By-laws and relevant state law that supported his position. The Owners voted to elect all three Board positions at this meeting.
14. Elections were held for each of the Board positions. Thom Jungels, Mike Gane, Steve Parrish, and Bill Logue were nominated for Board positions. Mike declined the nomination and the following officers were elected unanimously:

Thom Jungels (Secretary)  
Steve Parrish (President)  
Bill Logue (Treasurer)

The new Board elected officer positions from its members after the meeting and those are shown above.

15. Doug adjourned the meeting at about 11:35 a.m.

Minutes respectively submitted by Steve Parrish, MMCA Board President.

**Mariners Marina Attendance List – December 8, 2012, Annual Meeting**

In attendance:

<u>Names</u>	<u>Slip(s)</u>
1. Maryann & Steve Parrish	1
2. Pat & Thom Jungels	1
3. Doug Gladden	1
4. Mike Gane	1
5. Bill Logue	31
6. Rodney Orsborn	1
7. Richard Marciniak	2
8. Dave Wallin	1
9. Bill Muir	1
10. Ralph Marr	1
11. Larry Krick	1

**Total in attendance = 42 slips**

Via proxy:

<u>Proxy Holder</u>	<u>Slip Proxies(s)</u>
12. Gladden	2
13. Parrish	8
14. Wallin	1
15. Logue	30

**Total via proxy = 41 slips**

**Total representation at the Annual Meeting = 42 + 41 = 83 slips. 83/116 slips = 72% based on slip count.**

Note: These minutes were put together without the benefit of the sign-in sheets and proxy counts. When the sign-in sheets and proxy counts are provided, the information will be updated as required.

Mariners' Marina Condominium Association  
Annual Meeting  
December 8, 2012  
Agenda

**OLD BUSINESS**

1. Review and Approve Minutes from 12/3/2011 Annual Meeting Doug Gladden
2. Electrical Cost Summary
  - a. YTD Costs - Average - Highest Month - Lowest Month Mike Gane
  - b. 2012 Electrical Consumption Compared to 2011 Consumption Mike Gane
  - c. Estimated 2013 Electrical Costs Mike Gane
3. Financial Reports YTD as of November 30 Bill Logue
  - a. Member Aging Report
  - b. Checkbook Ledger
  - c. Income and Expense Report
  - d. Balance Sheet
4. Committee Reports
  - e. Rules Committee Doug Gladden
  - f. Electrical Consumption Committee Steve Parrish
5. Harbor Dredging Doug Gladden
6. Carpet on Docks Mike Gane

**NEW BUSINESS**

1. 2013 proposed operating budget Bill Logue
2. Marina Security Mike Gane
3. Execution of Winter Storage Agreement Mike Gane
4. Request to add two additional Board positions Steve Parrish
5. Election to fill one expiring Board position (2 year term) Doug Gladden
  - a. Nominations
  - b. Election

**AJOURN**