

OTYC Special Board Meeting

December 9, 2020 7:00pm

Via Teleconferencing

Attendees: Kerry Magrini, Cathy Heiser, Kanda McKee and Scott Mulligan, Karen Edgley, Don Lystra, Tommy Newland, Linda McKenzie and Bob DeVries. Kerry called the meeting to order at 7:05.

This special meeting was called to discuss and vote to hire an engineering firm to evaluate the structures of the marina and cement retaining wall, create a design and obtain the required permitting. The scope would be to provide a cost-effective plan that would provide a safe and structurally sound marina that would protect our boat slips, provide a dock for members to gather and use for fishing, swimming (diving off the dock) and a place where members can tie their boat up for short visits.

Discussion on hiring an Engineering firm:

Thad Tomlinson and Scott Mulligan met with Team Elder, KAL Excavating, a representative from permitting and Patrick Machin from Machin Engineering, Inc. Patrick Machin gave the Board an preliminary agreement for design services on the Marina Repair Project. This agreement covered project identification to include the repairs/alterations to the wood crib pier and the concrete pier, dredging of a partial area of the marina basin and rock rip-rap protection of the existing concrete shoreline barrier wall. Repairs/alterations to the boat launch were also included but will not be addressed by the Board at this time. We agreed that we need to protect the crib, repair/replace the finger docks, replace the decking and the concrete pier. Currently the concrete pier is inaccessible and the decking is popping off more than normal.

Karen Edgley asked if there is a way to use the dock this summer. We will need an engineer to give us options. We are certain that 2 slips will need to be shut down.

Scott Mulligan believes that it will impossible to get the crib fixed by this summer.

The Board agrees that the sooner we employ an engineer, the better. Thad Tomlinson thinks we could get the process going by the end-of-year. Permitting takes a while and the engineering at least 6 months.

Currently we do have the money to fund the engineering costs, but have not budgeted for the amount needed.

Discussion on how to finance this project:

Cathy Heiser stated that the end of year available reserve is \$30K - \$35K and our liquid CD's are \$18K. We also have Lot 29, which we could sell.

Cathy's suggestion on funding the engineering costs is to use 1/2 the available cash reserves and finance the other 1/2 with a Capital Call of \$100 per unit to be assessed with the upcoming dues billing. There are approximately 180 units, which would give us \$18,000 toward the engineering costs.

The contract from Patrick Michin will need to be updated to eliminate the Construction Administration and remove any repairs on the boat dock. We can continue to pay KAL \$2000 a year to clear the boat dock.

Kerry would like to have a "talking point" by this upcoming summer.

Bob DeVries moved to hire an engineering firm to consider the structures of the marina and cement sea wall by the boat ramp, so as to provide the club with safe and structurally sound, cost-effective designs, both short and long-term, which meet club waterfront interests currently compromised by high water and associated damage (eg: Provide members with boat slips, provide a dock for members to fish/swim/secure boats during the day and secure yard areas protected by existing structures). The engineering firm will shepherd approved designs through the permitting process with appropriate agencies to completion.

The engineering and permitting costs would be covered by a capital call in the amount of \$100/member unit with the remaining coming from the club's reserve not to exceed a total of \$40,000.

Additional construction costs will be considered once the engineering designs are available.

Tommy Newland seconded the motion which passed unanimously.

Kerry will write a letter to membership regarding the \$100 assessment prior to the bills going out in mid-January of 2021.

Kerry called the meeting to a close at 7:50pm. Our next meeting is scheduled for Wednesday, January 13, 2021, 7:00pm EST via teleconferencing.

Respectfully Submitted,

Kanda McKee, Secretary