



**Bayport Marina Association
Board of Directors Meeting
Thursday, September 19, 2024
6:30 PM – 8:30 PM**

Member	Present	Absent
John Gagich	X	
Katy Baune	X	
Don Grimm	X	
Dave Peterka		X
Jim Geisler	X	
Rob Rueckl	X	
Meredith Peterson		X
Todd Rosengren	X	
Bryan Wilkinson	X	
BMA staff present		
Kori Derrick-Cisewski	X	

a) Check in

- a. Meeting called to order at 6:30pm by Commodore John Gagich, confirmed a quorum was present.

b) Consent agenda – discussion/approval –

- a. Two employees are scheduled to retire at end of year. Scott Nielsen has expressed interest in staying on until April 1, 2025. Tom Matson has expressed interest in staying on after his scheduled retirement date as a part time employee.
- b. Major incident on D-dock with a boater who damaged D-dock. Insurance claim in process.
- c. Concerns raised regarding cleanliness of bathrooms on Labor Day weekend. Kori to follow up with fuel dock team.
- d. Discussion regarding golf carts and where they should be stored. Tabled for now.
- e. Discussion regarding golf cart and EV charging and whether we need a policy on using marina electricity for charging. Tabled for now.
- f. Discussion regarding installation of dock for boat launch. Tabled for now.
- g. Motion to approve consent agenda by Katy, Todd second. All approved.

c) Incident reports review

- a. Renters on B-dock had their dogs off leash. Dogs were running around docks. Complaint received by Kori who spoke to the renters. Written warning sent to renters and slip owners.

d) Stewardship circles status

- a. CI Forecasting, 11/2024 to 10/2025 Budget
 - Proforma draft of budget for capital fund and all potential capital projects drafted by Rob Rueckl. Board discussed potential capital projects for FY25. Candidates include landscaping, ADA ramp, pool heater, clubhouse attic insulation, heating oil burner replacement, upgrading shower area, handicapped pool lift, pergolas, and replacing scissor lift – MEC. Criteria for evaluating projects include member impact, compliance, and maintenance requirements. Board discussed and prioritized funding for ADA ramp, pergolas, clubhouse attic insulation, and \$70K for landscaping. Indicative total budget for FY25 for latter items is about \$250K. Board will review and approve final version of FY25 capital budget in October.
 - Board discussed whether to payoff \$299K fuel tank invoice with cash or utilize line-of-credit. Conclusion is to pay cash.
 - Motion to approve using cash to pay fuel tank invoice by Jim. Second by Rob. All approved.
 - Board discussed selling a marina owned slip (A16) to raise capital.
 - Motion to sell slip A16 by Katy, Todd second. All approved
 - Katy volunteered to develop a proposal for passing credit card processing fees onto customers and an annual inflation escalator for member assessments.
 - Board reviewed preliminary draft of FY25 budget. Showing modest decrease relative to FY24 based on assumption that we will see a pullback in canvas and fuel dock revenue.
- a. Improving Access to Docks – Board discussed moving forward with ADA ramp. Concerns regarding overall member impact were debated but board opted to proceed.
 - Motion to approve 160K funding for ADA ramp by Katy. Second by Jim. All approved.
- b. Landscaping – Board’s recommendation is to fund landscaping in FY25 at \$75K. Board will review and approve funding for landscaping during FY25 capital budget review at October board meeting.
- c. WiFi – Kori met with provider today. Directed provider to replace broken piece of equipment on A-dock. Provider and Kori agreed to defer A-dock WiFi

upgrade to next year. Proposal was requested. Indicative estimate for upgrading equipment next year is \$40K.

- d. Safety Committee – Jim assessing situation and will follow up with recommendations during October board meeting. Todd volunteered to assist.

e) Future stewardship circles

- a. No discussion this month.

f) Other business

- a. Maritimo – Lease review underway by Maritimo. Feedback expected next week.

g) Member forum

- a. Not needed

h) Executive session

- a. Not needed

i) Adjourn

- a. Motion to adjourn by Bryan, 8:40pm