



MINUTES OF THE BOARD OF DIRECTORS OF THE  
MENTOR HARBOR YACHTING CLUB  
SEPTEMBER 2022

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The meeting was called to order September 8, 2022 at 18:13 hours by Commodore Pettrey.

Commodore: Mike Pettrey  
Vice Commodore / Treasurer: Ken Balogh  
Rear Commodore: Jon Duer  
Past Commodores: Duke Allyn, Chuck Stephenson  
Directors: Gretchen Kubicek, Dave Scarnati, Tom Holleran, Brian Keck,  
General Manager: Steve Goczo  
Secretary: Jim Pruce

***Motion to waive reading and approve prior meeting minutes by Scarnati/ 2<sup>nd</sup> Balogh - Motion carried***

General Manager's Report – Steve Goczo

- Tasks from last meeting
  - o Check scanner ordered
  - o Jonas software pricing – Steve to confirm pricing (initial and ongoing); all-in cost estimated to be \$20,000-\$25,000 with necessary hardware upgrades
  - o Universal Oil terms – willing to go to 20-day terms immediately; willing to go to 30-day terms after one year; would supply just diesel if current vendor would allow; two-day lead time; agreed to revisit fuel supplier(s) in early 2023
- Staffing
  - o Sous Chef – Was out for two weeks; may need to consider a replacement
  - o Gas dock – Working on a plan for third shift coverage
  - o Receptionist – Looking for a more permanent solution after recent turnover
  - o Recruiting for part-time weekend help
- Miscellaneous
  - o New menu – Delay due to some unforeseen staffing issues; Steve to email membership regarding standard operating procedures for new menu creation
  - o Credit card payments for reciprocity – Recommendation to accept credit card only for reciprocal guests (Steve to draft letter notifying other clubs)

***Motion to approve by Duer/2<sup>nd</sup> Stephenson – Motion carried***

- o Renew Shoreby reciprocity agreement
- o Busy calendar through October
- o Dishwasher install – Scheduled to begin 11/6; floor installer needs 7 days; agreed to push for January 2023 installation to limit disruption to the restaurant/membership

Treasurer's Report – Ken Balogh

- Long-term Planning: Ken to organize budget prioritization meeting to revisit 5-year plan
- Financial Statements: Although revenues are higher, expressed concern about elevated expense levels due to persistent inflation
- Accounts Receivable: Steve to pursue aged receivables of 2 months and older

## Membership Report - Dave Scarnati

- Member count report
  - o 236 members
  - o Full-member equivalent = 165 members
- Membership updates
  - o Membership Changes
    - Mahdi Aluzri (Social to Yachtsman Membership)
    - Tim Gingerich (Social 2022 Resignation)
    - Steve Carter (Social 2021 Resignation)
    - Kenneth Hughes (Full Membership) – electronic vote after background check was completed
    - Lori Langan (Yachtsman to Surviving Spouse) – electronic vote

### ***Motion to approve membership changes by Pettrey/2<sup>nd</sup> Keck – Motion carried***

- East Beach
  - o Special East Beach Discount (25%) recently approved to help market the East Beach to new and existing members
- Surviving Spouse Membership Class
  - o Grandfather in any surviving spouses as of 9/8/2022
  - o >20-year members = \$95/month
  - o <20-year members = 3-years @ \$95/month and then must reclassify to another membership class
  - o No monthly spending minimum would apply to any periods at the \$95/month rate (i.e. indefinitely for >20-years and 36 months for <20-years)

### ***Motion to approve by Scarnati/2<sup>nd</sup> Balogh – Motion carried***

## House Report – Steve Gocz

- Bathroom repairs: Completed by Joe Fontana and Ken Balogh (approximate cost savings of \$5,000)
- Reception: Too many calls and visitors are being missed; discussed possibility of adjusting hours from 10:00 a.m. to 6:00 p.m.
- Pool inspection: Final inspection went well; some tiles still need to be repaired/replaced – in the process of getting additional quotes for tile work and 2023 contract to maintain and clean; existing quote is \$15,000 to repair
- East Beach: Quote for sides for pavilion came in at approximately \$10,000
- Roof: Quote to remove, repair membrane, and replace tile; discussed obtaining quote for composite roofing for comparison purposes (Steve to call Catawba seeking a quote from the same vendor for full synthetic roof); discussed time-sensitive nature of repairs
- Food and Beverage: Survey is being developed to go out to all members regarding food and beverage, pool, condition of the club, etc.
- Process Manual: Cecilia Duer created an extensive process manual; agreed to distribute to the board for review

## Harbor Report – Gretchen Kubicek

- Harbor projects
  - o A Dock wall repairs have been completed
  - o East Channel Sheet Piling Wall (F Dock) – Wall is failing and other docks on East Beach are at risk; recommended purchasing design services in the amount of \$25,000 from KS Associates Engineering and Surveying, Inc. for design and permitting of sheet piling wall adjacent to D-Wall

***Motion to approve by Stephenson/2<sup>nd</sup> Allyn – Motion carried (Duer “no” vote)***

- Erosion on East Channel - Harbor Committee previously approved repairs not to exceed \$2,000
- Surge protection for EW and E – Still waiting on pricing
  
- Work list
  - Steve to send list of harbor fees and charges
  
- Docks/Storage
  - Agreed to research installing lifts in dead space across from bar
  - Charges for 2<sup>nd</sup> dock – full pay beginning in 2023
  
- Other
  - Request to send reminder of channel protocol to membership

Flash Report

- Tom Holleran and Steve have been working on a weekly flash report to keep the board more informed throughout the month

Junior Activities Report

- None

Rear Commodore's Report – Jon Duer

- None

Vice Commodore's Report – Ken Balogh

- None

Commodore's Report - Mike Pettrey

- None

Meeting adjourned 21:50.

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Respectfully Submitted,  
Jim Pruce  
Secretary