**Waverly Marina Association**

**Board of Directors Meeting**

**January 18, 2023, 5:00 pm Waverly Marina Office**

The meeting was called to order at 5:00pm by President Dave Soots

**Present: Dave Soots,** Dan Tekorius, Corey Hill, Jeff Denny and harbor master (HM) Jack

 Goodwin

WMA Board meeting minutes for December 15, 2022 were approved via email.

**Old Business:**

DSL waterway lease holdover/permit update

WMA signed the 4 month lease holdover and paid the lease extension through May 31, 2023 on January 13, 2023. Chris with DSL requested some information that Dan forwarded to him and we are now awaiting a response from Chris. Dave sent in the COP land use approval form to the city of Portland along with $350.00 to have the City sign off on the land use. This is one of the forms that DSL is requiring WMA to provide. The city said it would be 3-4 weeks for them to respond.

Steelhead Construction Update

WMA is waiting to hear back from Rick and the insurance Company that Dan sent the numbers to last month.

Wi-fi camera update

Blake completed installing the new Wi-fi system on December 22, 2022 and it is up and running. The cameras work well.

UST – fuel tanks

Corey’s contact for UST’s was not able to produce a contact. Corey gave Jack a UST contact he received through SME. Dave received clarification from our insurance company stating that the UST’s for fuel did not need to be replaced until they were 35 years old. The fuel tanks will be 31 years old in September 2023. If the tanks are not replaced before they are 35 years old (September 2027), the tanks will need to be insured through a secondary market. It was unanimously agreed to table the fuel tank replacement until January 2026.

**New Business:**

Up-stairs office tenants

Dan will reach out to the tenants tomorrow to confer if they would like to rescind the lease. The tenants asked WMA to void the lease due to water intrusion issues. The board authorized Dan to void the lease if that is what the tenants desired. Jack and Malcolm will look into the water intrusion issues and take readings with a moisture meter. Jack will also get a third bid to repair the roof.

 Financial statements

 The statements were reviewed with no questions.

Harbor Master Report

Projects and Repairs

* Sewage Pipe Repairs
* Power Plumbing completed line replacement from bottom of ramp to top of ramp.
* Cochran will be completing heat trace system testing on Friday 1/20.
* Power Plumbing to tape heat trace and insulation on new installed pipe 1/20.
* “Porta Pottys” have been returned.
* Broken Water Pipes
* Malcolm has been working very hard to finish repairing all water pipes.
* Currently B, C, D, E, and F rows are on and functioning.
* A dock is still being repaired but should be completed shortly.
* Look into replacing with PEX this upcoming summer?
* Large Tree stuck under B dock
* Noticed vertical movement of docks on B row between slips 115 and 117.
* Observed object lodged under dock. This object was lifting Docks at low tide and creating a tripping hazard and also a danger to fuel and water pipes.
* Hired Richard Rich to dive underneath the docks to give us a better look and to ultimately tie up the large half of a tree/roots that had lodged underneath B Dock so we could tow it out. Jack and Malcolm were able to remove tree after the roots had been tied up.
* New whaler is recommended on guest dock side.
* Upstairs roof maintenance quotes
* First quote from Lariat Roofing (Russ) = $3,285.00
* To replace every bolt with new self-sealing bolts.
* Second quote from ABC Roofing = $2,500-$5,000
* Thinks problem should be fixable with same solution as Lariat (Replacing all bolts)
* Possibility of more damage and work needed if problems arise. Most Likely; fittings for bathrooms, and/or catches (flat spots) or places water cannot escape.
* Jack to get solid number for roof vent/jacks replacement contained in the bid

Harbor master update

* Two boats requiring constant pumping out after heavy rain. Jack will send them memos to repair their boats
* SUP boards and other accessories need to be tied down for high winds.
* Please get new information to harbormaster (Insurance / Lease Agreements)
* The Fire Marshall came out to inspect card lock system on the fuel pumps.

**Adjourned:** Meeting adjourned at 6:03pm

Respectively submitted, Corey Hill, Secretary