

Waverly Marina Association

Board of Directors Meeting

April 25, 2024, 5:00 pm Waverly Marina Office

The meeting was called to order at 5:07 pm by President Dave Soots

Present: Dave Soots, Dan Tekorius, Corey Hill and Harbor Master (HM) Dominic Bender
Excused: Jeff Denny

WMA Board meeting minutes for March 21, 2024, were approved via email.

There are two (2) WMA Board Positions currently open that need to be filled. WMA needs a member with a financial background to take on the Treasure responsibilities. The Board is looking for a few members to step up and volunteer. Contact the WMA Board if interested 503-231-3985.

Old Business:

DSL waterway lease update

WMA attorney Jeanie is reviewing the most recent lease offer received from DSL. DSL increased the footprint of the moorage approximately 15,000 square feet to include the west end of F row on the lease. DSL will true up the lease rental amount after the lease is signed.

Roof Replacement

Ralph's company is currently working on two large projects. He hopes to have some numbers put together sometime in mid-May. Dan will follow up with the other proposals. Discussion ensued.

Harbor Master Report:

Updates on repairs and projects

Update on Blake Lundstrom and Garage Cameras & Mast – Project completed; camera system is operational.

- 4/2/2024 - IT specialist Blake Lundstrom completed installation of the E-dock repeater mast and re-activated the 3 garage cameras as agreed.
- WMA Camera & Wi-Fi Systems have been operating properly. Blake suggested contracting for a “comprehensive tech support with a service fee of \$500 per month.” WMA board is in favor of exploring alternative tech support services in addition to Blake's proposal.
- The 3 garage cameras have had good connectivity since Blake reconfigured them.
- “Ice” camera is restored.
- Blake suggested a service agreement but was unavailable for meeting with the WMA Bod to discuss how to proceed.

Broken Standpipes Repairs

- Fire Protection Services, Russell Bateman was informed to proceed with the project. He repaired approximately 90% of the broken standpipes but additional materials were needed for the newly discovered pipe break. The original quote of \$7,230.00 is expected to increase slightly. Russell to contact HM to schedule a completion date.

Electric repairs

- No electric repairs were ordered in April.

Fuel Cardlock display screen stopped working on 2/4/2024.

- Mascott Equipment has not yet been able to schedule repairs.
- Mascott Equipment is waiting for a wiring harness. HM will contact them to get an ETA.

Fire Inspection notice was given by Portland Fire & Rescue, -date remains to be determined.

Derelict boats:

- A-13 John McDermott – 2000 Boat was sold but electric billing is disputed.
- B-106 Robert Grimm – 1998 Larson 254 remains.

Large Tree fell on shoreline walkway in late December 2023

- The tree appears to be located on the property lines between Waverly Landing and Portland Rowing Club, which was confirmed by Portland Parks and Portland Forestry, who most recently reported that the tree is the responsibility of Portland Rowing Club and the Waverly Landing Condominiums.
- Two letters from Portland Forestry are available for legal review.

Dock Repairs

- Lumber is ordered from Milwaukie Lumber to repair whalers on Rows A, C, E & F. Delivery is expected on Monday 4/29/2024.
- The dock power washing project was completed last week.
- Algae purge continues with seasonal labor.

Thefts at parking garage continued

- One toolset was stolen from the lower-level garage while 3 break-ins were reported on the top level in April.

Waverly Landing Condominiums

- Garage door repair is scheduled for May 8th, 2024.
- Full WLC building paint job is said to be scheduled for June 2024
- Garage renovations are said to be scheduled for June 2024
- WLC is considering expanding the camera system.

The next board meeting will be May 16, 2024 at 5:00pm.

Adjourned: Meeting adjourned at 6:04pm

Respectively submitted, Corey Hill, Secretary