

Waverly Marina Association

Board of Directors Meeting

June 20, 2024, 5:00 pm Waverly Marina Office

The meeting was called to order at 5:10 pm by President Dave Soots

Present: Dave Soots, Dan Tekorius, Corey Hill, Jeff Denny and Bookkeeper (BK) Sue Weir

Absent: Harbor Master (HM) Dominic Bender

WMA Board meeting minutes for May 16, 2024, were approved via email.

Old Business:

Roof Replacement Proposals

- WMA has requested proposals from three contractors. One has responded with a proposal, the other two are in the process. Discussion ensued.

Dredging Report

- A bottom survey was conducted and the board is awaiting the report.

WMA Annual Meeting

- The annual meeting will be held at the Buffalo Gap on July 18, 2024 at 6:00pm. Pizza will be served.

New Business:

New Board Members

- An owner that is interested in possibly joining the board was not able to attend the board meeting. The board discussed options on getting more owners involved in the board. WMA needs two (2) owners to step up and volunteer to become board members. BK will get ballots ready for the election of the board.

Budget

- BK presented the 2024 – 2025 budget and fiscal report. Discussion ensued.

Harbor Master Report:

Updates on repairs and projects

Update on Wi-Fi, Cameras & Mast

- Wi-Fi signal and camera system have been consistently operational.

Broken Standpipes Repairs

- Fire Protection Services, Russell Bateman was informed to proceed with the project. He repaired approximately 80% 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.
- Invoice #37915 for \$5,784.00 was paid to Fire Protection Services for 80% of work done. Completion and Hydro-testing was scheduled for 5/21/2024.
- Repairs were completed on 5/23/2024. The hydrotest was performed and test passed.

Fire Inspection

- The inspection was performed by Sean Whalen of Portland Fire & Rescue 5/16/24.
- Required corrections by Sean Whalen include:
 - o The firefighter's key lockbox, located at the entry gate, needs to be replaced and is on order.
 - o The fire Marshall requested signage be posted warning of potential electric currents in the water.

Electric repairs

- No electric repairs were ordered in June.

Update on Fuel Cardlock

- The display screen stopped working on 2/4/2024.
- Mascott Equipment has not yet been able to repair it. The system remains user friendly if the instructions on the posted laminated card at the cardlock unit are read and followed.
- **5/31/24:** Mascott Equipment salesman John Howells was on site: CPU board was going to be replaced next for approximately \$4,000.00, but the order is on hold, pending a board decision to replace the entire cardlock unit with new model PetroVend 200, quoted price: \$12,810.89.
- The board agreed not to spend anymore money on the card lock system at this time.
- US Coast Guard boat crew captain Ash, vessel 29212, has been fueling and would like to have a cardlock customer agreement. His supervisor, EPO Jacob Ritter, has the application to complete and return to WMA.

Underground Storage Tank (UST) inspection by DEQ

- Dylan Eckert of DEQ inspected the Waverly UST system on 6/11/2024.

Large Tree fell on shoreline walkway in late December 2023

- The tree is located on the property lines between Waverly Landing and Portland Rowing Club, which was confirmed by Waverly Landing Condominiums surveyors which indicate that the tree is the responsibility of Portland Rowing Club and the Waverly Landing Condominiums. Waverly Landing Condominiums is suggesting that a mutual effort be started to remove the tree. No actions have been observed.
- HM to continue to follow up regularly on getting the tree removed.

Dock Repairs

- Hardware delivery from Acme Construction Supply arrived on Monday 5/13/2024.
- Dock E whaler repair started 5/2/24. Welding of brackets will be required.
- Dock C whaler repair was started 5/9/24.
- Dock A whaler repair was started 5/10/24.
- Welder Richard Rich was repeatedly requested but has been slow to appear.

Broken Fresh Water Pipes Repairs

- Power Plumbing repaired broken copper piping at the main dock between C & D docks.
- Power Plumbing repaired broken copper piping servicing B-dock and ice machine.

Algae purge

- Continued successfully with seasonal labor and assistance from geese.

Garage door

- Replaced by WLC on 5/8/2024 and is working well since then.
- New supply of remote-control fobs was ordered and received.

Pike Poles Repairs

- 4 of 5 poles needed new hooks; were fixed by West Coast Wire & Rope for \$180.60.

Annual Meeting

- Will take place at The Buffalo Gap restaurant located at 6835 S. Macadam Ave on July 18th, 2024, at 6pm.

The next board meeting will be July 18, 2024 at 5:00pm prior to the WMA annual meeting.

Adjourned: Meeting adjourned at 6:45pm.

Respectively submitted, Corey Hill, Secretary