



Bayport Marina Association
Board of Directors Meeting
Thursday, January 19, 2023
6:30 PM – 8:30 PM
Via Zoom

MEMBER	IN ATTENDANCE	ABSENT
Rachael Harvey (Commodore)	x	
Meredith Pederson (Vice Commodore)	x	
John Gagich (Treasure)		x
Katy Baune (Secretary)	x	
Jason Fabio (Chair)	x	
Don Grimm (Chair)	x	
William Given (Chair)	x	
Bryan Wilkinson (Chair)	x	
Erik Westgard (Chair)	x	
BMA STAFF		
Kori Derrick-Cisewski (General Manager)	x	

Meeting called to order at 6:36PM by Rachael Harvey

1. Check-In (all)

- a. Congrats to Kori on her CMO and CMM!! She will be appointed at the conference from January 30th – February 1st.

2. Consent Agenda – discussion/approval: November minutes and GM report (all)

- a. Decision to discontinue plowing starting in November of 2023 for Waterford Condo Association and all ok with the GM report. Motion to approve by Meredith Pedersen, seconded by Jason Fabio, unanimous approval.

3. Status of CI Stewardship Circles:

- a. Landscaping (Kori)
 - i. Need to connect with the Water Bear Lawn & Snow to check on their scheduling. Plans are underway for spring 2023. We are also renting the A/B harbor to Kasco Marine (bubblers) – manufactured in Prescott, WI. They are utilizing the harbor to test against competitors bubblers. Currently the harbor is more open due to bubblers WBL&S wants to work from the ice, once Kasco is completed with their work, we will let the ice freeze over so the trimming can be done. Planting is expected to be completed in spring when weather permits.
- b. Service Building Expansion (Rachael)

- i. Haven't gotten very far. Need to determine if we want new renderings completed. Jason had suggested talking to the gentlemen who redrew the clubhouse remodel before moving forward. Too much Impervious surface is our current roadblock.
- c. Improving Access to Docks (Kori for Eric Pederson)
 - i. River City Welding is who also completed the ramp Prescott. New renderings are completed; ramp would be 145 feet and have 5 feet square pads for ADA compliance. Pads would have floats so they would go up and down at higher river levels, but would have a 1 in 12 slope at natural pool. Ramp would not be usable in highwater situations, which would not propose an issue because the fuel dock ramp would be flat at that time, which is ADA compliant. Proposal is still to install ramp on D dock. This design would create another ramp entrance to the north of the fuel dock ramp.
 - ii. Board reactions to the new ramp design are overall positive.
 - iii. Next steps: Kori to get secure a quote/pricing. She will address with Wayne of River City Welding if there are any permits required, or in what capacity/should the city be engaged.
- d. Clubhouse Remodel (Jason)
 - i. Discussion around moving two entrances from the bathroom to one. This section of the clubhouse is planning to be resided, which would reduce a cost/need for an extra door at this time. Extra keypad will be moved to the Bayport Clubhouse, which will make it easier for owners to access the space.
 - ii. Kitchen redesign ideas are around opening up the space by adding an opening into the kitchen the wall. There may be an issue with doing this since the plumbing is in the existing wall, but Kori believes it could be rerouted by leaving the wall in place and just creating a window opening. Thought about adding a raised counter top at bar height.
 - iii. Concerns over showers and the tile that has been coming up. Men's had a significant water leak about 12 years ago, women's had tile come up over the summer of 2022. After this past repair we are out of tile to match in the instance of future issues.
 - iv. Thoughts around where to place an ADA/unisex bathroom are still needing to be defined. As well as storage space for the marina staff. Ideally, we don't want to spend the money on an ADA bathroom if it just means ripping it out when/if we are able to do a full remodel.
 - v. Next steps: Kori will reach out to Jason after the boat show to look at options.
- e. Dredging (Kori)
 - i. Kori has emailed LS Marine twice for pricing. She will continue to follow up. Hoping with the snow this year, water levels will be up compared to the past two summers.
- f. WiFi (Erik)
 - i. Erik and Kori met with Computer Repair and Services (our WiFi equipment vendor) three weeks ago. Three areas of improvement; process, pushing towards newer technology and cloud technology, and radios being added to B-Dock. Bids were gathered to replace all radios (\$40k+) or \$21k+ to add radios to B-Dock. There are currently no radios on B dock. This new package would create login's for certain sections of the docks, but would allow for better monitoring of the system and limit congestion on radios.
 - ii. Going forward budget should be allocated to support ongoing technology upgrades and WiFi upgrades/support across the marina, annual.
 - 1. Next steps: Kori will ask what the forecasted budget should be for upgrades & ongoing support.

- iii. Motion to authorize Kori to spend \$26k for WiFi/electrical and radio improvements for B-Dock for 2023 submitted by Erik Westgard and seconded by Katy Baune. All in favor, none opposed.

4. Other Business

- a. LA Group (Land at end of D-Dock) Cross easement Update (Kori)
 - i. We sent LA Group a use agreement. They would like to put an easement to ensure that the agreement of use would never go away. They would be more in favor of a use agreement that would not expire. Our intention is not to complete an easement. Option to put use agreement in front of them again and disagree with the formal easement. Or to put cost (i.e: railway crossing, general maintenance, plowing) on the group for a longer-term agreement. Our BMA lawyer, Bill Kranz believes we would win if a law suit was brought forward. There are conditions that are at play that could go in our favor (95 changes over time, change of ownership in LA group, etc.)
 - ii. Decision to go back to Bill and propose the agreement again. If they continue to not agree to it, an updated draft could include a longer term and cost for expenses (plowing, maintenance & railroad crossing expenses).
- b. Overnight Security Company (ADS)
 - i. Sunnyside has used ADS to date, and has been talking about getting gates/cameras at their facility. Condo association approved, so now gates and cameras are being built and installed. December 31st Sunnyside discontinued service with ADS.
 - ii. BMA agreed to continue service but has reduced coverage to four nights a week due to the cost increase. Kori is going to discuss with other marina's and discuss service options to try and get another location to share in the service and split cost again. General conversation around if an BMA employee should cover this perhaps even in a part-time role. Or perhaps installing gates. With Sunnyside getting gates, it should be something to consider. Also, like security patrolling the grounds. Maybe some of the townhomes need security, that could also be a way to share cost.
 - iii. Next steps: continue evaluating if we can carry these costs with other marinas, review other companies. Add gates to our long-term capital improvement list and analyze cost.
- c. Discontinuing Condo Snowplowing for 2023/2024 Winter
 - i. Motion approved in consent agenda.

5. Member Forum (if needed)

- a. Kori updates:
 - i. FEMA rewrote flood insurance declarations, which we are required to have flood insurance due to our loan. With newly re-written insurance rules, we now owe \$2,000 verses \$9K - \$10 of previous years. Plans remain to pay off the loan prior to February 2024 so we don't incur another year of this expense.
 - ii. Insurance company has struggled with the covers being hit by hail. As of 1/18, they are covering the vinyl portion of the covers that are less than 9 seasons old, at a depreciated amount. Hail damage to roof at BMA facility, is being evaluated by an engineer in March or April, when snow melts. Originally assessed in July, but Kori does feel they did a good enough analysis since they were only covering damage to gutters.
 - iii. Per SWC agreement, no boaters (sailboaters) can add davits to the dock unless approved by the board. One individual would like to add davits and like to hang a small dinghy.
 - 1. Overall census is that by saying yes to this one, it could open the door to others. Vote by board is to say no to this request and ask the requestor to find davits that aren't being used. This is sticking to the original policy of 1999.

6. **Executive Session** (if needed) – None needed
7. **Adjourn** – Don motioned to adjourn at 8:37pm