



**ABBEY HARBOR**  
CONDOMINIUM ASSOCIATION

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**(OFFICIAL MINUTES)**  
**MONTHLY AHCA BOARD MEETING**  
**SATURDAY, FEBRUARY 12, 2022**

President Dan Fina called the meeting to order of the AHCA Board at 8:00 am.

**Roll Call**

Present: Dan Fina, Ed Snyder Sr., Tom Whowell, Gina Ross, Larry Chapman

Absent:

Guests: Janel Huston, Ed Breen, Alan Landau, Dave

**Owner Communication**

Communication from owners present: Janel Huston submitted the below topics to the AHCA board for discussion.

- Transparency
- Harbor Master Hire
- Conflicts of Interest
- Boat Launch Ramp
- Social Memberships
- Pool
- Food and Beverage
- Fishing

**General Business**

1. New Harbor Master Update- Joe O'Malley has been working at the harbor house for the past two weeks learning the harbor master position. He has been taking inbound calls from people looking to rent slips. Joe is setting up new procedures for the staff to follow. He is in the process of lining up seasonal new hires.
2. 2022 Ramp Policy- Social members will not be able to use the boat launch ramp. Owners and renters will be able to launch their boats. Owners must be present if they are letting a guest launch. Gordy's employees near the launch will manage the ramp during posted business hours. Abbey harbor staff will have ramp keys after hours with access til 11pm. After hours launching

will be logged. Cash launching will not be permitted. This will all be communicated prior to the season to the members.

3. Abbey Harbor Yacht Club—The AHCA is looking to meet with the AHYC. The AHCA provided tax documents to Ed Snyder Jr. in order to file the AHYC taxes. Ed Snyder Jr. suggested that after he files the AHYC taxes to have the club transferred over to the AHCA. The AHCA needs clarification from the AHYC that this is the intended direction they want to go.
4. Silt Update- The bathometric study was performed in the fall. The study has been forwarded to the dredging company.
5. Parking- Discussed allowing one car per slip on the weekends. This would be monitored by issuing stickers. Hang tags would be available at the harbor house for a weekend use. The board will ask Joe O'Malley to put together a parking policy.
6. Tentative 2022 Calendar of events-
  - May 7<sup>th</sup>- 4:30pm Kentucky Derby Party
  - May 29<sup>th</sup>- 5:00 pm Welcome Back Party
  - July 3<sup>rd</sup>- 6:00 pm Ducky Derby
  - July 16<sup>th</sup>- TBD Pool Party
  - Aug 13<sup>th</sup>- TBD Cook Out
  - Aug 27<sup>th</sup>- 7:00pm TBD
  - Oct 8<sup>th</sup>- 6:00 pm Octoberfest
7. Board Meeting Calendar - attached

### **Adjournment**

Dan Fina made a motion to adjourn at 9:15 am, Gina Ross 2<sup>nd</sup> the MOTION. All agreed and the MOTION carried without a negative vote.