

**Glen Oban Association
Board Special Meeting Minutes
2024 Marina Fee Increase**

Meeting Date: 06 MAR 2024
Location: 191 Glen Oban Drive
Time of Day: 7:00 pm

1.0 Call to Order

The special meeting for determining the 2024 marina fee increase was called to order at 7:00 pm, the President being in the chair (virtual) and the Secretary being present.

Attendees

P = Present, A= Absent, V= Virtual

	Voting Board Members		GOA Members and Guests
V	Charlie Goodell (President)	P	Chet Goudy (Marina chair)
P	Ann Behrens (Vice President)	P	Frank Cullen (LRPC chair)
P	Jason Werner (Treasurer)	P	Ben Hilliard
P	Kelly O'Brien (Secretary)	P	Michael Calabrese
P	Sasha Griffin (Director)	P	Zach Guerra
P	Erin Calabrese (Director)	P	Lisa Maria Cabrera
V	Jeff Lavery (Director)	P	Doug Siekman
		P	Jon Embser
		P	Josh Pasquariello
		P	Ross McNair
		P	Nate Hall
		P	Debbie Schriber
		P	Mark Schriber
		P	Steven Shantzis
		P	Lance Curran

2.0 Approval of Minutes

The minutes of the following meetings were distributed electronically. With no changes during discussion, the minutes were approved as delivered electronically:

1. GOA Board Meeting Minutes 20240125
2. GOA Organizational Meeting Minutes 20240215 r1
3. GOA Annual Meeting Minutes 20240215 r1

3.0 New Business

3.1 Marina Fee Increase

This special board meeting was called as a result of a motion made at the GOA annual meeting on 15 FEB:

Discuss Board consideration of a 2024 marina fee increase that is a minimum of 25% over the existing 2023 fees and a maximum of 100% over the board proposed 2024 fees (up to \$60 / Linear Foot).

President Charlie Goodell welcomed all in attendance and summarized the purpose of the meeting. He stated the community observation that the proposed marina fee increase (approx. 25% overall) did not align with the community's HOA dues increase (approx. 50%) in terms of percentage. He reminded those present that slip holders paid the increased marina fees 'in addition to' the community HOA dues increase. He mentioned that discussion in the special meeting must remain on the single issue of determining a board-approved marina fee increase.

Treasurer Jason Werner referred to a spreadsheet handout that noted the slip fees and /or fee structure of several neighboring community marinas. The available data made it difficult to make an apples-to-apples comparison about whether the GOA board's recommended fee structure and pricing was in general alignment with neighboring communities, though they did not appear to be grossly over or under the neighboring community marina fees. Jason commented that commercial marinas charge about \$4k/year for a 20ft slip but there are a lot of amenities included.

For purposes of gaining consensus, President Goodell polled those present regarding any interest in exploring a commercial marina for Glen Oban. Due to the age of the marina and the lack of amenities required such as a pump-out station, etc., there was no interest in pursuing this at all. The discussion of GOA converting to a commercial marina is closed at this point.

Due to the large number of non-board members in attendance, the board suspended Robert's rules of order on who could raise a motion and when members would be recognized to speak. As members were recognized to speak, it was clear that many of the questions were clarifying/ educational/ informative in nature.

With only leadership attributions, the following comments were captured:

- One member commented that at the annual meeting the marina was portrayed as a money-maker for the community, so why wasn't this revenue reserved for marina improvements? Another member replied that some maintenance to the marina has been done over the years, but it has not been kept up. The revenue was diverted to GOA operational expenses and/or maintenance.
- A member was curious why the community voted for the community dues to be increased for everyone when relatively few homeowners use the marina. Another member commented that the marina can be used by everyone to fish and walk out on the dock.
- A member stated that the marina fees have increased 300% over the past five years. *Note: this was not fact-checked.*
- A member asked how many useable slips are there in the marina? Answer: 34
- A member asked how many in the community have more than one slip? Answer: 3. In 11 years of record-keeping, a member stated the marina has never been full. There have never been a waiting list and there are currently 3 slips open. If there ever was a waiting list, the homeowners who have more than one slip would lose their second (or more) slips, with the exception of a few legacy slip holders who are grandfathered in.
- A member asked if you must be a GO lot owner to have a slip? Answer: Yes. A member brought up a concern raised by another member via email about two slips being held by a nonresident. The marina chair reassured those present that this was a nonissue. All boats in the marina must be owned by a lot owner. The marina chair stated that yearly each slip holder shows registration and proof of insurance.
- A member stated that there were two issues: when to replace the pier and how long will it last?

- A member wondered whether anyone had considered replacing a small part of the marina over time to possibly avoid the new county building code requirements.
- President Goodell paused the discussion by stating these are good questions which will be addressed over time with community input but tonight we have to decide this year's marina fee increase.
- A member asked why all the GOA dues increase of \$500 / year was going to the marina replacement? The LRPC chair assured the member that the reserve study addresses all the GO amenities and money is being set aside to replace those as well. Another member stated that by Maryland law, the HOA must have the money in reserves to cover the items in the reserve study.
- A member asked if the marina funds are comingled with other funds. Answer: All the reserve funds are 'comingled', but they are in a separate interest-bearing account in a separate bank from the operating funds.

A motion was made by Marina Chair Chet Goudy (seconded by Sasha Griffin) to raise marina fees by 50% to meet the community dues increase.

Discussion:

- Since there was a simplified fee increase motion on the table, a member asked what this looks like in terms of a per linear foot overall pricing structure (as was approved by the board earlier)? The 2023 rates were stated as \$600 plus \$12.50 for every ft over 26 ft. The treasurer estimated using the new per foot pricing structure, it comes out to \$38 per foot to hit the 50% increase.
- The marina chair put forth a 'fixed price' structure based on slip size. He proposed Small, Medium, and Large at \$800/\$1000/\$1200 per year respectively, regardless of boat size. He also recommended \$100 per year to plugin to power.
- The goal is to get from \$20k income from the marina to \$30k for 2024. The treasurer estimated the fixed price structure based on slip size would generate about \$32k if all boat owners renewed their agreements.

After discussion, the motion was amended by Chet Goudy (seconded by Sasha Griffin) to adopt a fixed price fee structure based on S-M-L slip size at \$800/\$1,000/\$1,200 annually plus \$100 yearly fee to plugin to power.

Discussion:

- A member asked if there was a way to earmark the marina funds so that what was collected would be reinvested in the marina (and saved up to fund the next replacement in 30+ years). President Goodell replied that this was something for the board to consider but was not relevant to the motion before us.

There being no further discussion, the board vote was called. All were in favor, and the motion carried.

3.2 Written Research Findings or Suggestions Received By Community

Included in the announcement for this special board meeting was an invitation to submit written research findings or suggestions not already expressed at the annual meeting to be submitted to the board prior to the meeting. There were three communications received prior to the meeting:

- 1) Email from Mike Calabrese on Feb 26. Raised the consideration of a county tax assessment program called Special Community Benefit District resources. Further research by the board revealed the county does not provide funding, rather it is a mechanism for assessing a tax for a

community and returning that money to the community for a fee and auditing. Mike declined to have this discussed at the meeting as it was no longer relevant to the issue at hand.

- 2) Email from member Kim McVicker on March 6. Raised the concern of a nonresident having two slips at the marina. This was discussed / resolved during the meeting.
- 3) Forwarded email from Lance Curran on Mar 6 (at 5:49 pm). Background fee structure information on Ben Oaks, Olde Severna Park, Round Bay. Unfortunately, this was not seen by the secretary in time for the meeting because it was forwarded to a seldom used email address. Lance was in attendance at the meeting and did not mention the email or its contents.

4.0 New Action Items

None

5.0 Documentation of Main Motions

- 1) Chet Goudy moved (Sasha Griffin seconded) to adopt a fixed price fee structure based on S-M-L slip size at \$800/\$1,000/\$1,200 annually plus \$100 yearly fee to plugin to power. After discussion, the board vote was called. All were in favor, and the motion carried.

6.0 Adjourn

There being no further business, the president adjourned the meeting at 8:13pm.

Attachments (None)