

**Glen Oban Association  
Board Special Meeting Minutes  
Marina Electrical Repairs/Upgrades**

**Meeting Date:** 27 JUN 2023

**Location:** Teleconference

**Time of Day:** 7:00 pm

**1.0 Call to Order**

The special meeting to discuss marina electrical repairs/upgrades was called to order at 7:10 pm, the President being in the chair and the Secretary being present.

**Attendees**

P = Present, A= Absent, V= Virtual

	<b>Voting Board Members</b>		<b>GOA Members and Guests</b>
V	Charlie Goodell (President)	V	Frank Cullen (LRPC Chair)
V	Ann Behrens (Vice President)	V	Chet Goudy (Marina Chair)
V	Jason Werner (Treasurer)		
V	Kelly O'Brien (Secretary)		
A	John Erwin (Member at Large)		
V	Sasha Griffin (Member at Large)		
V	Paul Schratz (Member at Large)		

**2.0 Approval of Minutes**

No prior meeting minutes were considered for approval.

**3.0 Marina Electrical Repairs/Upgrades**

The sole agenda item was to discuss marina electrical upgrades.

*Background:* In the lead-up to the recent board meeting on May 25, a quote for limited marina electrical repairs was obtained from Wireworx for \$4,855. Discussions at that board meeting resulted in no decision and spawned two action items: 1) Jason Werner to find out which contractor did the recent Cape Arthur marina electrical work and also find out the cost and scope, and 2) Frank Cullen to get a second quote before approving the Wireworx quote.

Jason was able to meet with the Cape Arthur contractor (All In Electric) and get two quotes from them: 1) to repair the electrical to a point that would not require pulling a county permit for \$8,260, and 2) to upgrade the electrical to meet code and be safe at \$38,860. This upgrade is similar in scope and cost to the Cape Arthur marina work. The animated board/chet/frank/ben email thread that started on Jun 20 regarding the electrical quotes was not headed toward resolution; thus, GOA President Charlie Goodell proposed a special meeting via telephone with proper 5 days' notice.

All agreed that the current electrical was potentially hazardous and something should be done to make it safe. There was less agreement/knowledge about what was safe enough. The attendees were also reminded that in the reserve study, there is a planned pier (full dock and 1/3 pilings) replacement in 6 years and that potentially some or most electrical upgrades would have to be redone at that time.

After initial discussion, Ann Behrens moved (Charlie Goodell seconded) to contract with All In Electric to accomplish the marina repairs for \$8,260. Three were in favor, two were against, one abstained and the motion did not pass.

Without attribution, discussion points related to safety and timing included:

- Safety concern expressed regarding the lack of conduit currently (and lack of it being included in the two repair level bids) – especially with regard to high water events.
- Apprehension regarding doing a major electrical upgrade now and having to redo it (and repay for it) in 6 years when the pier is replaced.
- Lack of clarity of what was the minimum work that needed to be done to be safe (as opposed to what minimum would not trigger a permit).
- Mention that it is within the realm of possibility that the board decides to do an electrical level repair job with anticipation of doing an upgrade in 6 years when the pier is replaced, only for the pier work to be deferred for an additional number of years.
- Lack of professional assessment on the current state of the pier pilings and dock.
- A statement that there was no good wood to screw into currently.
- A sense that to be safe, GFCI breakers (reduce shock hazard) and an upgrade to the aluminum wire main feed (reduce fire hazard) were required. Also, keeping wiring out of the water.
- At no point would swimming be permitted off the marina (no swimming signs have been posted).
- Acknowledgment that the board is obligated to take action sooner rather than later since safety is a concern.

Miscellaneous discussion points included:

- In order to reduce near term costs, it might be possible to defer LED lighting upgrades.
- The marina chair mentioned he received a call from a slip holder a few weeks ago who detected a ground to neutral reading on his voltmeter. Cook Electric responded and tightened a loose terminal on the breaker panel (no invoice received yet).
- A reminder that the contractor who gave the original 29K quote never gave a written quote and that it makes sense to contact them for a site visit and quote. (Frank took the action to reach out to Bohlman Electric.)
- At the next board meeting planned for 10 August, there should be discussion of finances for the pier replacement added to the agenda.
- A sense that if a permit is pulled, the county may say we have to have enough power for boat lifts even if we as a community do not want to add lifts.
- If a permit requires the community to upgrade beyond what the board is comfortable with, then that can be a stopping point and there can be work done that does not require a permit.
- A sense that the risk of escalating scope and/or cost is low due to pulling a permit since Cape Arthur just recently did similar permitted work and did not face scope/cost creep.
- A reminder that the community approved \$29K for marina electrical upgrades – so Jason took the action to go back to All IN to see where the scope might be reduced to achieve a safe system within the approved budget.
- A sense that these issues are complicated because we don't have expertise in electrical but also because maintenance was deferred for a long time.

After more discussion, Jason Werner moved (Sasha Griffin seconded) to potentially contract with All In Electric to accomplish the marina upgrades for \$38,860, pursuant to the outcome of the assigned action items from this meeting. Four were in favor, two were against, and the motion carried.

#### **4.0 New Action Items**

1. Obtain second quote for marina electrical upgrades (Frank Cullen). Contact Bohlman Electric for a site visit and a comparable quote for electrical work, close to the \$29K target.
2. Contact All IN for a revised quote (Jason Werner). Contact All IN for scope reduction close to the \$29K target.
3. Obtain a professional evaluation of the pier useful life (UNASSIGNED) Get an opinion on the pier useful life and recommendations for prolonging that period.

#### **5.0 Documentation of Main Motions**

After discussion, Ann Behrens moved (Charlie Goodell seconded) to contract with All In Electric to accomplish the marina repairs for \$8,260. Three were in favor, two were against, one abstained and the motion did not pass.

After more discussion, Jason Werner moved (Sasha Griffin seconded) to potentially contract with All In Electric to accomplish the marina upgrades for \$38,860, pursuant to the outcome of the assigned action items from this meeting. Four were in favor, two were against, and the motion carried.

#### **6.0 Adjourn**

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

#### **Post Adjournment Note:**

On 28 June, Charlie Goodell proposed via email having a professional evaluation of the pier for an updated opinion on its useful life and with recommendations and estimates for steps to prolong that period. That will also inform the Board on steps potentially necessary to fund those steps and ultimate repair/replacement. If possible, he would like to have at least some of this information for our August meeting so that the Board can continue to address this issue. As of this writing, there is no one assigned to this action.