

New Hamburg Yacht Club July 30th Meeting

Date and Time	07/30/2025, 07:30 PM
Venue	New Hamburg Fire Department
Recorded by	Brian Sutcliffe

Board Members

- Douglas Tompkins - Commodore
- Marty Novick - Vice Commodore - A
- Bob Calley - Fleet Captain
- Brian Sutcliffe - Secretary
- Rita Hughes - Financial Secretary
- Michele Manzi-Davies - Treasurer
- Bob Molitoris - Trustee
- Greg Freeman - Trustee - A
- Jim Whiting - Trustee

Committee Chairs

- Bar - Neil Colello
- Social - Russell Nichols
- Club Rentals. - James Carroll
- Cleaning - Darlene Harrington - A
- House - Arthur Glynn
- Rental House Art Glynn
- Grounds - Stan Saya
- Safety - Curtis Stoltz
- Sunshine - Betsy Roosa - A
- Constitution - Susan Sullivan-Bisceglia
, Michael Farley - A
- IT Chair - Michael Marcello

Approval of Meeting Minutes

A motion was made to waive and approve the minutes from the previous meeting as shared via email. The proposal was moved by Eric Philips, seconded by Russ Nichols, and approved by all present.

1. Filming Contract and Production-Related Arrangements

Town Board Approval for Filming and Committee Formation

Discussion centered on the town of Poughkeepsie board passing a resolution to allow filming. The meeting highlighted the formation of a committee including the town, the Neighborhood Association, and the fire department. This group will serve as a clearinghouse for addressing neighborhood concerns, and a point person will be appointed to facilitate communication.

Financial Terms of the Filming Contract

Detailed discussion of the filming contract including a \$50,000 non-refundable deposit was received as part of the \$150,000 guarantee for the six month period. An additional \$10,000 per month for every month they are there filming. We get \$2,500 for every day they are filming. We are guaranteed they will film at least three days per month. That is another \$45,000 and extra payments on Thursday and Friday shoots we get an extra \$4,000. There is also a \$20,000 lump sum for an elevator upgrade and \$20,000 to cancel two events. They are shooting next Thursday so the bar will be closed. We estimate we will make \$295,000 for minimum shoot days.

Building Improvements and Maintenance

The meeting reviewed planned building improvements including siding work with a value estimated at \$40,000. It was noted that in-house crews managed by Art Glynn will handle the work to guarantee quality. Additionally, arrangements include covering payroll for bartenders on shoot days and having a paid member on site for security during filming.

Entertainment Lawyer Engagement and Appraisal Study

It was reported that an entertainment lawyer has been hired, with potential fees of up to \$10,000. The lawyer provided a comprehensive study to assess the true value of the location for production, recommending a pricing between medium and high values, which factored into the successful negotiation.

Ongoing and Future Negotiations

Discussion on unresolved issues such as the removal or storage of docks (and potential use in filming), additional new positions for staff, and acquiring new equipment like an ice maker. These topics remain open to further discussion as additional variables and

last-minute proposals continue to emerge. We are going to figure out how this affects member hour responsibilities.

2. Club operational updates covering filming, financial strategies, insurance reviews, and upcoming event planning

Financial Transparency

Discussion on compiling all financial numbers into a consolidated list on the website, with the promise to include a visual page or meeting notes for clarity. The meeting confirmed financial results are positive and expected to grow.

Filming Schedule and Set Management

Review of filming schedule for next week with specific dates mentioned (Wednesday the 6th, Thursday the 7th, and an additional Monday filming day), including contingency for weather and details about filming rates per day. Discussions touched on set design, production movement, and scheduling challenges. There will be a maximum of ten days per month of filming with no weekends.

Tax Strategy and Implications

Concerns were raised about tax implications including issues around W9 forms, potential issuance of a 1099, and how tax credits (30 to 40 percent credit on productions) might apply. A meeting with accountants (Michelle Manza, Rita Hughes, Mark, and Doug Tompkins) is planned to determine optimal tax handling.

Insurance and Property Security

The club building is valued at \$600,000 and issues were discussed regarding building access, potential dual insurance conflicts, and ensuring proper coverage through notifying the insurance company. Specific incidents (open door on a Monday) and concerns about production riders were mentioned.

Board Financial System Modernization

A proposal to modernize the club's financial system was discussed, including the possibility of integrating credit card payments with platforms like JotForm, enabling process payments more efficiently.

Seawall Repair and Permitting Process

Discussion on the DEC permitting issues and the related engineer bill. The bill amount was detailed \$4,125 reflects extra work due to permit complications. This was not in the budget.

Events Planning and Membership Updates

Updates on events: cancellation of the Hudson River Boat and Yacht Club Association dinner due to filming, planning of smaller events (music, food truck) and a potential movie night for both club members and the neighborhood..

Vice Commodore Report

Absent

Secretary Report

Food Trucks & Movie Night Planning

Discussion focused on the challenges of scheduling food trucks due to their minimum order requirements and the low turnout at recent food truck events. Alternatives such as ice cream and wing trucks (with no minimum) were mentioned, along with ideas for integrating the event with a movie night and inviting community members like the fire company to enhance community engagement.

Committee for Recording Meetings

A motion was raised at a prior meeting about recording meetings for accurate minute-taking and possible online posting. One participant volunteered to join a committee so this is closed since not enough people volunteered.

Financial Secretary Report

Deposit 18 2025

Rental Hall	\$50,300
New Application	\$250
Bar Sales Tax	\$1,246.27
Total	\$51,796.27
NY Sales Tax	\$18.80

A detailed financial update was provided, covering deposit details number 18

Treasurers Report

Access to Account Statements

Michele produced copied of the bank statements not including bar or social that were reviewed by various members.

The Treasurers reports are now up to date on the website.

Fleet Captain Report

The production company want two options for winter dock storage. Bob Calley is working with Donnie White.

Trustee - Greg Freeman

Absent

Trustee - James Whiting

A New potential member Richard Weatherwax was read in. Jim Whiting covering for Marty Novick.

ATM Report

ATM	\$2,220
Bank	\$3,218.86
Total	\$5,438.86
Commission for June	\$42
YTD	\$119

Trustee - Bob Molitoris

Dock, Boat Safety, and Marine Maintenance

Issues pertaining to boat club safety were discussed, including dock line maintenance, safeguarding against hurricane conditions, ensuring proper removal of shore power cords, and checking marine battery water levels to prevent off-gassing.

Eric Philips reminded us to unplug extension cords from the dock when not attached to the boat.

Bar Report - Neil Colello

JUN 2025 Bar report (6/30/25)

2025 Bar checking account:

Balance 5/31/25 \$4,966.17

Expenditures

Payroll (1,542.39)

Beer/Liquor (5485.70)

Line cleaning/gas (218.00)

Misc (snacks, fruit, supplies) (146.37)

Soda (161.00)

Credit Card Fees (120.84)

Total debit \$7,674.30

Credits

Credit card deposits \$4,441.00

Cash deposits \$4,548.00

Total credit \$8,989.00

Balance 6/30/2025 \$6,280.87

Bar sales total: \$6,622.00

Self-serve total: \$1,047.00

Bar Music total: (\$550.00)

Snacks (\$71.79)

Social Report - Russell Nicholas

Upcoming Social Events canceled

House Report - Art Glynn

Mentioned in Commodore's report

Cleaning - Darlene Harrington

Absent

Grounds - Stan Saya

Absent

Safety - Curtis Stoltz

Curtis mentioned turning off the hoses when not in use. He also emphasized how good an organization the HRBYA is and encourage others to get involved.

Sunshine - Betsy Rosa

Absent

IT - No Report

No Report

Constitution and By Laws Parliamentarian

Absent

Ladies Auxiliary

No report

Old Business

No old business

New Business

Member Read In

We voted in Sam Mondesando / wife Kelle and Neal Bremer / Corinne as new members.

There was no 50/50.

Motion to adjourn by Russ Nichols seconded by Jenifer McEvoy-Riley at 9:02 pm