

New Orleans Municipal Yacht Harbor Management Corporation

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 9, 2010

6:30 pm

First Baptist Church, 5290 Canal Boulevard, New Orleans, Louisiana

Board of Directors Present:

Pat Bell
Doug Cunningham
Charles Eshleman
Ashlyn Graves
Michael Liebaert
John Manard
Warner Tureaud

Board of Directors Absent:

Bill Brundige
Jennifer Medley
Alva See

A quorum was present.

The following amendments to the published agenda were proposed by a motion made by Mr. Eshleman and seconded by Mr. Tureaud: Delete Action Item 1 and defer to the September meeting. Add New Action Items 4 (resolution to approve tenant improvements with Southern Yacht Club) and 5 (resolution to authorize purchase of worker's comp insurance). Add new Information and Discussion Items number 6 (discussion of automatic collections/deposits), 7 (fueling issue at Southern Yacht Club), 8 (truck and related issues), 9 (update on storm preparedness front), 10 (slips – get more organized and get right people in right slips and others towed away), 11 (a few words about the website).

Action Items

1. On a motion by Mr. Tureaud, seconded by Mr. Bell, a resolution was approved granting Southern Yacht Club authority to complete tenant improvements to raise and re-stripe the parking lot due to drainage issues. As a member of SYC Mr. Manard recused himself and the issue was handled by Mr. Tureaud, Bell, and Cunningham.
2. Purchase of Workers Compensation Insurance (Eshleman): Currently MYHMC employees are covered by City's Worker's Comp program. The recommendation is to get

away from this and purchase our own workers comp policy for employees and security guards. Guards are not covered by city policy. Must have mayor's approval to opt out of city plan and get our own. This will save MYHMC money. On a motion made by Mr. Eshleman and seconded by Mr. Bell, The MYHMC approved a resolution to purchase its own workers comp policy.

3. On a motion by Mr. Bell and seconded by Mr. Cunningham, the Board passed a resolution giving Mr. Manard the authority to enter into a professional services contract, with a \$15,000 cap, presumably with Julien Engineering supervised by Wink Engineering for a mooring piling survey required in support of the FEMA claim.
4. On a motion by Mr. Tureaud, seconded by Mr. Eshlemen the Board voted unanimously to elect Mr. Cunningham to resume the position of Treasurer. (Mr. Guy Williams resigned from the Board in August when he purchased a boathouse.)

Monthly Financial Report

1. Review of key information – accounts receivable balances are down where they need to be.

Information and Discussion Items

1. Keeping cars off of Breakwater Drive: explored long term solution, temporary solution too costly. Mr. Manard contacted the architect, Carlos Cashio, who is assisting with the master planning, for a meeting next week to come up with a solution to this problem.
2. FEMA Claim update: State is the applicant for money from FEMA. This is all done through GOHSEP (Governor's Office of Homeland Security and Emergency Preparedness). Sub applicant is the City. MYHMC is the sub, sub applicant. City hired architects and engineers to put together the claim. For some reason the process was stalled. Mr. Manard attended a meeting with Dep. Mayor Cedric Grant, Alexandra Norton and a representative from Capital Projects along with Councilwoman Guidry. Councilwoman Guidry got the point across that getting the harbor fixed and getting the revenue stream restarted is a priority. MYHMC is losing around \$1.6 million in revenue per year. Councilwoman Guidry made it clear she wanted this project high on the priority list. Clear message was to keep this moving. MYHMC was asked by the city to take over the city's responsibility of putting together the claim package and negotiating with FEMA along with GOHSEP.
3. The Dip: BOH Bros. says they are still waiting on NTP from the city.

4. 21 boathouses that were sent default restoration letters in January: getting close, have made progress. The next thing to do is to put in place a system to monitor boathouse owners actually moving forward with their project.
5. Electronic banking: making progress. It will be important for MYHMC to not have to hire a lot of staff to manage cash flow once we get tenants back.
6. Fueling issue at Southern Yacht Club: there was a complaint that SYC was allowing fueling onsite. Mr. Tureaud checked with City, State, and Federal authorities and no one has a law prohibiting the fueling of vessels from a land based fuel truck unless a large amount is leaked. It is not illegal as is so no laws are being broken. Mr. Eshleman will meet with SYC to work out any insurance issues.
7. New truck: 2010 Ford F-150 with logo and amber bar lights. We will wait until we have a permanent phone number before putting it on the truck.
8. Update on storm preparedness: current procedure in place works, not necessary to do anything different. Precut lines on hand have been painted with bright neon green stripes. Mr. Liebaert suggested inspection of vessels in the harbor during hurricane season and any that are deficient need to be fixed whether there is a storm or not. Mr. Manard suggests having a standard in place, adopted by the Board, for future use.
9. Slips: with people switching slips due to boat sizes it has been difficult to keep track of whose boat is where. We should soon have an up to date list and therefore will know who needs to be evicted. A spreadsheet on this is in the works.
10. Website: The site is up but not being updated. We will need to shift from volunteers to professionals to keep the website up to date.

Issues Presented from the Audience

1. Mr. Tureaud noted that the "No Parking" signs have been unscrewed and removed. Security found these signs and they will be repaired.

Date and Time of Next Meeting:

The next meeting will be held at 6:30 pm on Monday, September 13, 2010 at the First Baptist Church.

Adjournment

On a motion made by Mr. Eshleman and seconded by Mr. Tureaud the Board voted unanimously to adjourn the meeting.