

# ORLEANS MARINA TENANTS ASSOCIATION

221 LAKE MARINA AVENUE, NEW ORLEANS, LOUISIANA 70124

## MEETING MINUTES

JANUARY 20, 2009

### In attendance:

Robert Garrity Jr.  
Michael Liebaert  
Richard McGinity  
Lance Ostendorf  
Rolla Tichenor  
Warner Tureaud  
Ed Young

Excused- Annie Schroeder

Invited special guest: Chuck Dixon, Harbormaster Orleans Marina

Meeting called to order by Robert Garrity Jr.

Upon motion, reading of the minutes from the January 13, 2009 meeting was dispensed.

Robert thanked the audience for coming out in 38 degree weather and said even though turn out was lower than expected; we still had plenty of things to accomplish at this meeting.

Robert introduced the OMTA Board of Directors and Chuck Dixon. Robert pointed out that as the President of the OMTA, he meets with Chuck on a regular basis and they have a good working relationship. Robert said Chuck has never refused any reasonable request that he's made on behalf of the OMTA.

Robert reviewed some of the significant accomplishments of the OMTA and plans for the future, as follows:

1. Accomplished improvements to the slip lease, including the ability to transfer the lease with the sale of the vessel therein.
2. Accomplished automatic renewal of the lease.
3. The OMTA plans to soon purchase an ice machine that will be accessible by members of the OMTA in the Harbormaster's building.
4. Investigating WiFi service for the Orleans Marina.
5. Future promotion of legislative relief for the Non Flood Asset Division of the Orleans Levee Board, to relieve the pressure to increase rents in the Orleans Marina.

Robert announced the OMTA recently increased the number of Board Members from eight to ten and they would proceed later in the meeting with the election of new Board Members.

Ed Young read aloud the Treasurer's report.

Robert pointed out that OMTA dues would now be collected on the basis of the calendar year, and are owed now.

Chuck Dixon was given the floor and he reviewed some of his accomplishments and future plans, as follows:

1. Key pads that are activated with the lessee's driver's license number have been installed on the restrooms and laundry room doors.
2. Various repairs to the piers are underway.
3. Almost all of the non-paying tenants have been evicted from the Marina.
4. New fire extinguishers have been placed on each pier.
5. Fully executed leases are being given back to tenants at a faster rate.
6. There are plans to repair the two way speaker/microphones on each pier.
7. Restrooms in the Harbormaster's building are being renovated with \$25,000 of non FEMA money.
8. A new guard shack will be installed.

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9. Eventually, new LED lights will be installed on each pier, with low intensity lights being placed at the end of each, so as to not interfere with navigation of vessels.
10. New shore power outlets have been installed on the New Basin Canal.
11. Talks with FEMA are underway about dredging the New Basin Canal.

Chuck then took questions from the audience as follows:

Question from the audience- what are the hours for the security guards who patrol the Marina.

Answer from Chuck- Sunday thru Friday is 7pm to 7am. Saturday is 3pm to 11pm.

Question from the audience-what is going to be done to fix the rusted I-beams (that hold up the roof) on each pier?

Answers from Chuck-the worst beams were located in the walls of what were the old restrooms on the piers. The repair of each I-beam will cost \$1,200 to fix, and that task will eventually have to be done.

Question from Michael Liebaert-please comment on the rumors about the proposed installation of video cameras on the piers. If the rumor is correct, do you plan to charge the tenants extra for that cost?

Answer from Chuck-yes, consideration is being given to installation of video cameras on the piers and then passing the cost to the tenants.

Question from Michael Liebaert-would installation of video cameras mean that live security patrols would be decreased or discontinued.

Answers from Chuck-no, security patrols would not be effected.

Lance Ostendorf voiced serious concern over privacy issues related to the proposed installation of video cameras on the piers.

Chuck replied that he will consult with the OMTA before anything further is done about the video camera matter.

Question from the audience-what about installation of WiFi.

Answer from Chuck-the feasibility and cost are being looked at.

Chuck explained that the locks had been removed from the waste oil & filter cage and tenants could freely dispose of their waste fuel, oil and filters at that location. Chuck asked tenants to please dispose of their used batteries in a proper manner and to let management know if they see anyone discarding batteries on the piers.

Michael asked the audience for a show of hands from those who would be interested in seeing stricter mooring rules to help prevent vessels breaking away during severe storms. 50% of the audience indicated they would like to see stricter mooring rules.

Robert requested those in the audience to please convince their neighbors to pay more attention and improve the mooring of their vessels. Robert then asked the audience if there were any ideas of how to put a rule into effect that would improve mooring standards. There was no response.

Robert opened the election of Members to the OMTA Board of Directors and invited everyone in the audience to run.

Michael explained to the audience that voting ballots would be passed out to everyone. The ballots contain the name of every person who was currently seated as a Director on the OMTA and contain lines to write in the names of those nominated. The ten persons with the most number of votes would then be elected as Members and Directors of the OMTA. The OMTA would at their next scheduled meeting, elect officers

There were two nominations to the OMTA Board:

1. Dr. Jack Hudson.
2. Mr. Chris Lawler.

Michael declared that with only two nominations for the OMTA Board, there was no need for an election as the ten available positions have been filled with the two nominations and the eight seated Directors who were running for re-election. There was no objection to the declaration and election of Members to the OMTA Board of Directors was closed.