



## **Bahama Village Docks (BVD) Board Meeting Minutes**

**Date:** December 10, 2025

**Time:** 5:30 PM

**Location:** Zoom Meeting Online & By Phone

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### **1. Call to Order 5:32 p.m.**

### **2. Board Members Present via Zoom:**

Tim Fuller, President

Teresa Bertorelli, Vice President

Dan Schreiber, CFO Treasurer

Ed Robitaille, Director/Dockmaster

Eileen Magaraci, Director/Secretary

Steve Gormican, Director

Absent: John Foltz, Director

Also Present: Joan Kelly, Admin., Recording Minutes

### **3. Approval of Previous Meeting Minutes:** October 22, 2025, Minutes.

**MOTION made by President Tim Fuller** to approve October 22, 2025, Minutes

**Second by Director/Dockmaster Ed Robitaille**

**Approved unanimously.**

### **4. Summary of Issues:**

- **2026 Budget and Loan Repayment:** CFO Treasurer Dan Schreiber presented the 2026 Budget, highlighting a target of \$1,750 per member annual assessment and a 5% increase in slip fees to pay down \$250,000 on the loan. Key risks include lower than expected transfer fees and a potential reassessment of property taxes for the docks, which could impact debt repayment. **President Tim Fuller** noted the current outstanding principal balance of \$2,075,000 and discussed the reduction in annual assessments from \$2,250 to \$1,750, while also mentioning the rental of two guest slips to offset risks and the pending proposal for floating dock demolition.

**Next Steps: Tim Fuller:** Draft and send an email to the membership recapping the 2026 annual assessment fee changes and property tax update.

**Tim Fuller and John Foltz:** Schedule and conduct a meeting with the County Assessor's office regarding the potential property tax reassessment, emphasizing that most expenses were for deferred maintenance.



- \* **Dock Maintenance and Fee Updates: Director/Dockmaster Ed Robitaille** mentioned deferring some maintenance work to 2027 and beyond and noted they had recently completed a complimentary 6-month tune-up. The Board discussed dock maintenance, with **Ed Robitaille** estimating that about 30% of the docks are legacy material from before 2024. The Board agreed to postpone some dock replacements until 2027 and patch up three cracked headwalks on the east side. **Tim Fuller** reported that a new ramp for St. John, at 13 Catspaw Cape, is scheduled to be installed next week.

**MOTION made by Vice President Teresa Bertorelli** to accept the 2026 Budget, the proposed 2026 Annual Member Assessment of \$1,750, and the proposed increase in the 2026 Slip Fees by 5% across the board, while keeping the guest slip rates unchanged.

**Second by Secretary/Director Eileen Magaraci**  
**Approved unanimously**

- \* **Boat Storage:** The Board discussed boat storage limits, confirming that the east side has a 5-foot limit and the north side has a 7-foot limit, with grandfathering for existing boats. The Board addressed a 49-foot boat in Green Turtle that is currently stern-in, with **Ed Robitaille** planning to follow up with the owners about potentially moving it.

**Next Step: Director/Dockmaster Ed Robitaille** to check with Reeves about follow-up with the city regarding their boat stern-in position.

- \* **Christmas Bonus Discussion and Work Hours Review:** The Board discussed Joan and Kirk's bonuses, with Admin Joan Kelly confirming that Kirk received \$1,200 in December 2024 and \$750 in 2023, noting that his hours have decreased. The Board discussed Kirk's bonus and decided not to increase it due to reduced project work compared to the previous year. The conversation shifted to Joan Kelly's work hours, with Joan and others discussing the amount of time she spends on various tasks. The Board agreed to remove Joan from the call to discuss Joan's upcoming performance review and bonus, with Tim Fuller agreeing to compile historical bonus information and share it with the Board for review. It was decided to continue the discussion via email rather than during the recorded meeting, acknowledging the need to review Joan's past compensation and contributions before making any decisions.

**MOTION made by CFO Treasurer Dan Schreiber** to approve Kirk Rayho's 2025 Christmas bonus of \$750.

**Second by Director/Dockmaster Ed Robitaille**  
**Approved unanimously**



**Next Steps: Joan Kelly** look-up and report Kirk's hours worked in 2024 & 2025.  
**The Board** will review the compensation history and vote via email on Joan's 2025 bonus and 2026 compensation.

**Note:** Refer to the attached email, dated December 12, 2025, following the Board of Directors vote on bonuses and compensation.

- **Dock Plaque Project, President Tim Fuller** reported that he has a design ready and is looking for a local welder, with Director Steve Gormican offering to connect him with his son who does water jet cutting in San Marcos.

**Next Steps: Tim Fuller will connect with Steve Gormican** regarding the design and fabrication of the dock plaque.

## **5. Schedule Next Board Meeting TBD**

## **6. Adjournment.**

**Motion made by Tim Fuller to adjourn at 6:00 p.m.**  
**Second by Dan Schreiber**  
**Approved unanimously**

Submitted by,

Tim Fuller, BVDI President



## 2025 bonus/compensation change

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From: Tim Fuller (tfuller5513@gmail.com)  
To: j.kelly11@att.net  
Cc: dschreiber@jgd.cpa  
Date: Friday, December 12, 2025 at 03:29 PM PST

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Joan, to confirm our discussion today regarding year end bonuses, please issue the following checks on 12/17 for my signature:

Kirk: \$750  
Joan: \$1,500

Also, the Board approved a 6% increase to your currently monthly independent contractor compensation of \$2,400. The new monthly rate effective January 1, 2026 is \$2,544.

For BVD record keeping purposes, please generate an invoice for your services for 2025 for \$28,800, and keep that on file. Let me know if that 2025 calculation is different from your own records. Thank you Joan for all that you do for BVD. Tim