



**Provincetown Public Pier Corporation (PPPC)  
Judge Welsh Room - Town Hall  
Meeting Minutes of Thursday, January 26, 2012**

**Members present:** Lee Ash, Rich Wood, Carlos Verde and Scott Fraser.

**Members absent:** Ginny Binder (excused).

**Other Attendees:** Rex McKinsey (Pier Manager/Harbormaster) and Ellen C. Battaglini (Administrative Assistant).

Chair Lee Ash called the Public Meeting to order at 5:05 P.M.

## ***AGENDA***

### ***Public Statements***

None.

### ***Special Agenda Items***

None.

### ***Review Minutes***

*A motion was made to approve the minutes of the Public Meeting on 12/08/11 as written.*

**Motion:** Scott Fraser                      **2<sup>nd</sup>:** Rich Wood

**Vote:**

**Yes:** 3              **No:** 0              **A:** 1 (Carlos Verde)

***Motion Passes.***

*A motion was made to approve the minutes of the Public Meeting on 11/28/11 as written.*

**Motion:** Rich Wood                      **2<sup>nd</sup>:** Carlos Verde

**Vote:**

**Yes:** 3              **No:** 0              **A:** 1 (Scott Fraser)

## ***Motion Passes.***

***A motion was made to approve the minutes of the Public Meeting on 01/12/12 as written.***

**Motion:** Carlos Verde                      **2<sup>nd</sup>:** Scott Fraser

**Vote:**

**Yes:** 3              **No:** 0              **A:** 1 (Rich Wood)

## ***Motion Passes.***

## ***Directors' Statements***

**Rich Wood:** None.

**Scott Fraser:** Summarized meeting he and Rex had with Dan Hoort. Moving forward with resolution of cash balance issue. Discussion also included changing fiscal year and budgeting cycle, consulting with Board of Selectmen re accrued liabilities issue, which should happen with or after the reconciliation resolution, and the issue of security of HM staff benefits. Reported on his experiences on floating docks during wind storm last Friday. Helped two boats having issues with lines and thought floating docks constituted a safety hazard in high wind conditions. Board should think about options for dealing with issue, such as removing fingers or not allowing boats on floating docks in winter.

**Carlos Verde:** Nice to see activity out on Pier early this morning. A lot of boats were getting ready to go out fishing.

**Lee Ash:** None.

## ***Working Group Reports***

### **PPPC Projects Review:**

1. MPO: Rich and Rex reviewed proposed schedule for Pier and office coverage and proposed costs for summer employees and MPO as presented at meeting with Lt. Golden, Sharon Lynn and Selectman Dave Bedard.

Discussion ensued.

Rex and Luis scheduled to train with MPO in April.

2. Dredging: Carlos had no update.

3. Maintenance Plan: Rich will send out excel spreadsheets after he has met with Rex and Luis to go over most pressing Pier maintenance projects, including fender piles and electrical pedestals. Suggested staff keep a maintenance log.
4. Tenant Review: Scott reviewed his research and spreadsheet of last five years of accounts receivable and his conclusions. Suggested that revisions to AR policy to create incentives for chronic late-payers be made or change terms of the commercial tenant contract.

Discussion ensued.

*A motion was made that if a tenant's balance is not zero at the beginning of the 2012 season, he will lose his slip.*

**Motion:** Carlos Verde                      **2<sup>nd</sup>:** Scott Fraser

The motion was discussed. Scott proposed an amendment related to disputed charges on tenant statements. The Board briefly discussed the amendment. The motion was not amended.

**Vote:**  
**Yes:** 3              **No:** 0              **A:** 1 (Rich Wood)

*Motion Passes.*

### ***Pier Manager's Report***

Rex has been working with the Directors on their projects for the last two weeks.

### ***Any Other Business***

Carlos inquired about the security of the Amanda Girl's on its current mooring. Rex indicated that it is secure, but it's not a summer solution.

The Directors discussed mooring inspection requirements. May want to strengthen that regulation.

Motion to adjourn @ 6:30 P.M.

**Motion:** Rich Wood                      **2<sup>nd</sup>:** Carlos Verde

**Vote:**  
**Yes:** 4              **No:** 0

***Motion Passes.***

Respectfully submitted,  
Ellen C. Battaglini  
PPPC Administrative Assistant

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Lee Ash, Chair