

## Commodore's Comments

Happy Summer! I hope you all had a wonderful Memorial weekend and were able to enjoy the nice weather and get out on the lake. Thank you to all the veterans both past and present who have served and sacrificed for all the freedoms that we enjoy.

Social chair, Julie Haeger, and Toothpicks catering look forward to offering a special dining take-out option on Wednesday. Thank you to Karen Hiller and Vicki Clayton for their great work on the yearbook this year. They have gone above and beyond to hand out yearbooks at the yacht club under these unique circumstances.

As you likely saw in the email announcement, the board of directors had carefully deliberated the LBYC schedule for the next few weeks and determined that it was best to hold on sailing, social and tennis until June 13th. The next board meeting is scheduled for June 11th to reassess the situation. A comprehensive plan has been brought forward for board review and that is currently underway. We are also working on sailing and social waivers to protect the club during this pandemic. We recognized that many individuals may feel strongly about the course of action they support, and our goal is to reach consensus about how best to proceed.

The board's responsibility is to do what is in the best interest of the Lake Beulah Yacht Club and its members, not only for this weekend but for the years to come. We recognize that sailing may still occur through individual volunteer efforts; however, these races will not be organized or affiliated with LBYC.

Please do what you feel is best for you and your family, and we look forward to resuming our normal schedule as soon as we can.

Please continue to monitor your email and the LBYC website as we work to keep you informed of how the plan will move forward. Thank you to all the board members for their thoughtfulness and consideration during this time.

– *Michael Greeson*



The Greeson girls and skipper out for a sail



Izzy Rietz and Hailey Greeson on the B-5

# From the Sailing Commodore

Welcome to this wonderfully weird season. With Covid-19, this summer will look different, but hopefully it will feel the same. While the club will not be sanctioning any races until maybe June 13th, I still saw lots of people enjoying sailing Memorial Day weekend and I'm sure that will continue. I think back to when I started sailing and the memories are not of what I scored in a race, but of being out on the water. Going out on any boat I could and getting a new experience. Talking to friends, enjoying the outdoors, sailing with my family and watching my kids sail.

Lasers have started to pop-up around the lake again. If anyone is interested in racing please let me know and we can start up an ad hoc group this year and maybe see it as a fleet next year. The club is working on getting plans together of how to run sailing this summer as we continue to monitor Covid-19 and one item that will be coming out in the next week or so will be additional waivers.

Be safe and enjoy the water,

*- Kevin Brickler*

# Treasurer's Report

Thank you to all of you who paid your dues. What an unusual year! We had a few members choose not to renew, more members than is customary due to the pandemic: folks staying in their primary residences, not returning from the warmer climates, folks who need to shelter due to other concerns. The yacht club is thankful for the recovery of Dr. Charles Frank and Bill Sarsfield. We wish everyone a safe summer as our future unfolds in an optimistic manner.

The 2020 financials are posted on the website as is our custom for the last several years. You will need to login to view them. In January, the budget was so promising with an opportunity to cover all our improvements – thanks to Greg Thomas for his ever-attentive detail and prompt, early completion of projects. The Board's hope was to contribute in a substantial manner to the Capital Reserve Fund with a dues increase.

My how things change in an instant! With the exception of the septic, all the planned improvements are completed. Our challenge now is to maintain the club in its usual manner throughout the rest of the year with an unknown view of additional income. It is with cautious optimism the treasurer reports, we will watch for all cost saving opportunities but it is anticipated we will be able to pay all our operational, insurance and tax liabilities for the completion of the year. The Capital Reserve Fund growth is a question that will be addressed as we near the year's end. See list below of budgeted income and you can see the impact a new "normal" summer will be. Our dues do not cover one-half of our expenses which total \$153,000+ (Depreciation excluded). So your Board must use careful consideration when making choices on the expense side of the equation this season.

We thank the Sailing School for its full payment of its rent while they face the same uncertainty as the LBYC as we navigate through the summer. Thankfully the Sidestays had completed the lovely kitchen cabinetry remodeling before difficulty arose. Thank you from LBYC for all of you who rejoined Sidestays with enthusiasm.

As always, if you have questions, please contact the Treasurer or Commodore. Check posted financials through 5/15 on the website on the far right drop down menu.

*- Candace Porter*



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A spring kayak & canoe. Submitted by the LeRoy family.



# *Socially Speaking*

Let's start with thank you's – Dennis Smalley for his relentless quest to get the tennis courts ready, Dave and Peggy Krueger for donating tennis nets, Katie Porter Murphy for setting up yoga, Peg SanFelippo for bar management, Jeff Lippert for beer supply, Don Stein for bar condiments, and our membership for their continued community spirit. The LBYC social schedule will remain in flux and updates will be made on the website after our bi-weekly meetings. For now, hold tight and let's look forward to when we can celebrate summer as a unit.

Starting on June 10th, Toothpicks will be offering Wednesday night PPP – Picnic Pickups on the Pier. The picnic box will include a sandwich, side, and dessert and can be picked up on the LBYC pier between 5:30 and 6:45. The cost is still being worked out but will be no more than \$12. Orders will be taken and paid for online only. The deadline for ordering will be the Monday before pick up. No cooking, no cleaning, no mess. Come on out and watch the races while enjoying dinner. Not quite our usual Wednesday night cookout but it will do in a pinch!

Tennis lessons from FLAC start up on June 15th. If you haven't done so already there is still some space available in the drills. The LBYC website has sign up information along with dates and times. Please feel free to contact me with any questions.

Throughout the decision making process on how the club will proceed going forward our fearless leader, Mike, has been rock solid. His leadership affirms the club heading in the right direction. His Commodore's Ball is slated for Saturday, August 23rd. Just sayin' – it's an event to celebrate him, Dawn and the kids who have worked diligently during these troubled times.

This summer, a new corner will be started in the Mainsheet this year called "Celebrations." Please send me your good, great, fantastic news along with a brief explanation and it will be shared with the club.

Here's to being on the water and at the club soon. Stay healthy.

*- Julie Haeger*



**Observed by an editor on the water this past weekend.**



**Here is Woody Bach is featured on the bow of M/Y "Kiss" heading out to Palm Beach, FL. Next stop Spain. Kiss is a 152' FEADSHIP with a crew of 11.**

Get featured in the Mainsheet  
**CELEBRATIONS**  
section coming next issue.

Email your GOOD, GREAT & FANTASTIC news along with a brief explanation (and pic) to [lbycsocial@gmail.com](mailto:lbycsocial@gmail.com)

## **What's Happening**

<b>WED. 6/4</b>	<b>BOAT BOXES/PICNIC PICKUP</b>	<b>5:30–6:45p</b>
<b>WED. 6/10</b>	<b>BOAT BOXES/PICNIC PICKUP</b>	<b>5:30–6:45p</b>
<b>Pre-orders required for all dates</b>		



# House & Grounds

by: Greg Thomas

As House + Grounds Chairperson, given the opportunity to serve the members of the Lake Beulah Yacht Club, I have learned the level of dedication and the spirit of volunteerism that has proceeded me in the past. It seems each project that has been undertaken has a story of the yacht club membership volunteering to help with their particular expertise, especially in the creation of the present clubhouse. This occurs at all levels, physically, financially and spiritually. It motivates me.

## BACK BAR UNDER-COUNTER COOLERS

The current equipment replacement projects began with the budget process in the fall of 2018 and the development of the House + Grounds prioritized wish list of projects. Although the wish list does have some prioritized numbering system based upon perceived immediate needs, all of the projects are considered important. Replacement of equipment was rated ninth (9th) on the first list, but soon the age of the equipment began to affect the daily efficiency of the machines.

When the current building was built in 2000 equipment from the former clubhouse was incorporated into the build-out not only to save money but also as a recycling effort to salvage viable operating equipment. In 2019 the kitchen range/ oven were replaced. After twenty years, the life cycle of this equipment had reached the point of no return. Another case in point were the two back bar coolers that had been re-integrated into the back bar from the old clubhouse. Last summer condensation had started to puddle water on the interior bottom of the case and floor. Each cooler has a heating coil which wrapped around the door frame to slightly raise the frame temperature to prevent this condensation. The refrigeration vendor attempted a repair but the parts were no longer available. One of the important vendors in the list of specialists that help maintain the club is D. A. Berther Food Service Equipment Suppliers in West Allis, WI. They helped a special purchase arrangement with range/ oven manufacturer and were called to once again use their expertise with the back bar coolers. The existing coolers used a remote compressor system to pump refrigerant to the coolers. In order to maximize the amount of storage in the cooler case the remote system was replaced with a new compressor including piping, electrical/ plumbing connections. The new coolers are stainless steel with stainless steel framed glass doors to allow lighted display of interior content.



Before

## KITCHEN CABINETS

Sidestays has generously donated new cabinets to the LBYC kitchen. This was a collaborative effort by Sidestay members who formed a cabinet replacement committee which met on a regular basis. Several quotes were received from Home Depot, Kitchen Cabinet suppliers and remodelers, but ultimately Rick Finke of Custom Craft Woodworking from St. Charles, IL was selected. He had accomplished several cabinet installations for LBYC residents and is the son-in-law of Joan Berna.

The existing kitchen cabinets were another donated item to keep the cost of the new 2000 clubhouse to a minimum. They were an adaptive re-use of the kitchen cabinets from a member remodeling their own kitchen. An existing double oven cabinet had been repurposed for open shelf storage. A sink cabinet base was incorporated and reused for shelf storage. Some of the remodeling efforts led to disasters as when the shelves were overloaded, collapsing onto the kitchen floor destroying Burgee decorated dinner ware. The new custom kitchen cabinets incorporate self-closing doors, drawers and rollout shelving. The shelf and drawer hardware are heavy duty, 135lb rated capacity glides.

The toe kick is now 4" high for easier cleaning rather than the former 2" base condition. House + Grounds intends to install a 4" vinyl coved base against the toe kick to provide a cleanable intersection with the existing resinous kitchen floor.

The new cabinets were slipped beneath the existing plastic laminate serving counter leading to a savings of that replacement cost.

## BAR CHAIRS

During a recent D. A. Berther visit, who is the LBYC kitchen Equipment supply company, it was reinforced in my mind the value of the woodwork that we have in the bar area. They commented and complimented the LBYC on the quality of the furniture, especially the Windsor Backed table chairs which were made in Czechoslovakia. With that urging, over the winter, 20 of the 30 table chair seats in the bar area were refinished. Two (2) levels of sanding with a progressively finer grade sandpaper grit, followed by two (2) coats of Mini-wax clear satin spar urethane varnish were necessary to finish the chair seats. House + Grounds was mentored, encouraged and helped with logistics during the refinish process by Glen Kreinbrink, one of the LBYC woodworking gurus.

## CARPETS CLEANED

To pass the time of day and while practicing social distancing Glen Kreinbrink arranged a miniature golf putting course on the chair/ table free carpeted area of the dining room. The chairs, tables and accessories had been moved off the carpeted surfaces to allow the annual professional cleaning. This occurred later this year than typical, allowing the kitchen cabinet installation to proceed first.



After



## DINING GLASS REPLACEMENT

A dining room insulated glass unit had a failed air space seal between the interior and exterior glass lite. These insulated glass units are an early version of a triple lite insulated glass unit that uses a film in the middle of the air space. The total depth of the glass is a 1" insulated lite. The interior surface of the outer lite of glass has a low-E coating and the air space between the two glass-lite is filled with a gas (either argon or krypton) which provides for further insulation value. Although this was cutting edge technology at the time of the 2000 installation it has since been learned the low-E coating attacks the film causing clouding and discoloration of the film. Another lite in an operating casement window has suffered a crack in the glass which has compromised the insulation integrity of the IGU. American Glass replaced dining room fixed lite insulated glass unit and cracked glass insulated glass unit in adjacent dining room operating casement window.

## AWNING REPLACEMENT

Gallagher Tent and Awning removed four (4) existing west awnings from the front dining room windows. The awnings were 17 years old and were damaged in numerous locations by West/ Northwest buffeting winds. The LBYC received a winter discount on the early winter order for the replacement of the awning fabric. Sunbrella Blue canvas still manufactured and in stock at the Gallagher shop was a match original awning fabric.

## PLUMBING WORK

The leaking pot filling kitchen faucet was replaced at triple compartment kitchen sink. The former freezer condensate line was removed from sanitary line below triple compartment sink and the drain lines reconfigured. A floor seal and interior diverter was replaced on a water closet that was leaking water on to the floor in the Women's bathroom.

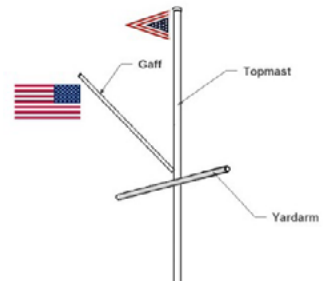
## SPRING MAINTENANCE WORK

Spring Preventative maintenance has been completed with the following visits from vendors who provide expert care of the equipment at the LBYC clubhouse.



- **Conditioned Air Design** – April 22; maintenance of heating and cooling system. Replaced air filters, diagnostics of controls
- **Akrit Refrigeration** – April 22; maintenance on refrigeration units: walk-in cooler, freezer, normally back bar coolers. Door seal to walk-in cooler is split and needs replacing. This may have led to current condensation on the cooler / kitchen floor.

- **Fire Protection** – Fleming 1 Fire, April 27; updated inspection tag on fire extinguishing (required for liquor license with Town of East Troy) They added two additional fire suppression heads to the existing range hood. Footprint of the stoves needs to be at least six inches inside the footprint of the range hood above. Using this requirement the sprinkler coverage was not sufficient.
- **Elko Kleen** – April 28; Diagnostic inspection of kitchen and bar dishwashing equipment. Discovered that the kitchen dishwasher, sanitizing line was blocked; it was replaced. Updated cleaning solution stockpile. A de-liming agent was run thru the kitchen dishwasher to eliminate natural mineral deposits. The sanitizing cycle of the dishwashers need to be tested frequently with a litmus paper test of surfaces immediately after cycle. Purchased additional test kit. This is a Walworth County, Board of Health requirement. The sanitizing strips are taped to the front of the kitchen dishwasher in a vial.
- **Flag pole** – The connection of the gaff/yardarm to the main pole was repaired this spring. This extended bolted connection had been destroying the US flag flown from the gaff. The extended bolted connection was shortened back to the base plate connection at the main pole, providing a snag proof condition. This work was accomplished by American Climbers LLC using their spider lift, but if the pole is not lift accessible, yep, they shimmy up the main mast. He was referred to us by Beardsley Flagpole.



- **Exterior Sign** – The Board of Directors considered replacing the front yard exterior sign with a sign board that incorporated the current graphics of the LBYC burgee. Bauer Sign of New Berlin submitted several proposals based upon Bridgette Bonifeld and Vicki Clayton designs. These costs were tabled until next year's budget. In the meantime, during House + Grounds Work Week, Pat Thomas resurrected her fine art paint brushes and gave the message on the sign board a facelift.



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