



Ocean Beach and Bay Club

Fall General Membership Meeting

Saturday, September 26, 2009
Dover-Brick First Aid Building

MINUTES

Board of Trustees in attendance:

James Martino, President; Sharon Andelora, Vice-President;
James Feehan, Treasurer; Peter Cullen, Secretary;
Chuck Mielke, Construction; Donald Maurer, Roads;
Thomas O'Moore, Maintenance; Frank Radosti, Security

Absent: Kenneth Levine, Lifeguards and Beach Patrol;
John Sorrentino, Social & Youth Activities

Before the start of the meeting, a raffle was held to benefit the Dover-Brick First Aid Squad. The Grand Prize was a beautiful fall harvest basket of goodies won by **Don Cooper** of 206 Sailfish Way. Two second place prizes of fall mum plants were also awarded. The winning tickets were drawn by **Fred and Ruth Sleeman**, who, at 57 years, were the longest-standing original homeowners and members of the Ocean Beach and Bay Club in attendance. In total, \$259 was raised by the raffle for the First Aid Squad.

The members then joined in saluting the flag.

Meeting Called to Order:

Jim Martino, the Ocean Beach and Bay Club President, opened the 2009 Fall Meeting at 10:20 am. There were two corrections noted in the Spring Meeting Minutes. Two paragraphs were repeated on page one of the document, and a typographical error on page four was noted that the word "quest" should have been "guest". A motion to approve the Spring Meeting Minutes as corrected was made by **Karl Dieckmann**, 341 Bay View Dr. and seconded by **Dorothy Schulze**, 34 Bonita Way. A letter from **Ed Mahoney**, 28 Tarpon Way, was read into the record.

New Business:

Jim discussed communication with Board Members via email stating that any email correspondence is considered private between the Club Member and the Board Member. It will not be read to the general membership at our group meetings. If, however, you wish your letter to be read at a group meeting, Jim asked that your correspondence be sent via First Class mail to the office noting that you'd like your thoughts to be made public.

Jim Feehan informed us that our updated CAFRA application was completed and submitted to the Department of Environmental Protection on August 20, 2009. We have not had any response from the DEP on our CAFRA permit application to date.

He also reported that he and Pat Donovan, our bookkeeper, had a successful meeting with our new accounting firm. Together, the group completed the 990, 990T and the Financial Statement. Jim invited any member who wishes to review the Club's Financial Statement to call the office and schedule an appointment with him. There were no legal matters to report.

Chuck Mielke, speaking about new construction, said that to date, 40 permits have been issued (including 3 new homes). He said that a newly-designed permit form is being printed, and that some construction projects may require Toms River approval as

well. Chuck reminded the members that early discussions with the Club about construction projects are appreciated and will help avoid miscommunications. Also, once construction is completed, a reinspection by the Club is necessary to close out active permits.

Don Maurer spoke about the severe storm that battered the beach a few days after Labor Day and the work done by East Coast Equipment Company to move sand out of the walkways and get the beach back to its pre-storm condition.

Don also reported that work will continue to repair the roads, especially those where drainage problems are still occurring, including Swordfish, Plover, Crane, Bonita, Kingfisher, Flamingo and Tarpon. He invited those who wished to address more specific issues concerning roads to see him after the meeting.

Don then spoke briefly about the storm fences. Since Labor Day fell a week later in September than last year, storm fence installation is also a week later. The installation job generally takes 4-5 days to complete.

Concerning bulkhead repair, Don informed us that approximately 700 feet of bulkhead on West Bay View Dr. is in dire need of repair and he is getting prices to fix it. He estimates that the job may run roughly \$200 per foot. In addition, the boat basin dock and launch ramp also need repair.

He mentioned the cleanliness of the beach this summer and attributed that, in large part, to the fact that Toms River raked our beach every Tuesday and our own maintenance staff raked it again on Saturday mornings.

Finally, Don stressed the importance of having a house number clearly visible from the street side in case of emergency. He asked all members to be sure they display their house number facing the street so that in an emergency, first responders can identify the address quickly and without confusion.

Tom O'Moore informed us that the newly-made benches at the bay beach will be stained this fall.

Sharon Andelora reported on the operation of the clubhouse and the social activities for the 2009 season. She recapped the many youth and adult social events held throughout the summer adding that all of the programs proved to be well-received and all were a success. She added that the event schedule for the 2010 season is being put together and asked that, if any members knew of entertainment talent among their friends and/or family, to please let the office know that they would like to be considered for a spot on next summer's event calendar. She also mentioned that any member interested in possible employment opportunities in the clubhouse next season should contact either the office or her directly through the website.

Sharon then spoke about clubhouse operational costs for the season stating that payroll was budgeted at \$26,000 with an actual expenditure of \$20,000, resulting in a \$6,000 savings to

the Club. Clubhouse expenses were budgeted at \$20,500 with an actual expenditure of \$14,500, again resulting in a \$6,000 savings. The clubhouse video games generated revenue of \$7,747. Additional games were added and many were updated this season.

The Board is trying to improve all areas of our operation. A second survey will go out again in January with the 2010 dues bill and all members are invited to participate.

Jim Martino thanked Sharon for her detailed report and reminded us again to get in touch either by phone or email with suggestions for entertainment acts on the beach next summer.

Pete Cullen then reported on grounds. The Grounds Committee sent out approximately 320 letters to homeowners with grounds violations. Most of the citations were for weeds on the property and almost all violations were corrected. Pete reiterated the importance of having a clearly legible house number facing the street, stating that when a homeowner calls for a reinspection of a property, this is helpful in locating the right property.

Pete reminded us all to be good neighbors when parking a boat and trailer in our driveways for winter storage. Make sure you're not encroaching on your neighbor's property and please check that your boat/trailer isn't beyond the boundaries of your property line or extending into the street. Oversized hedges should also not extend into the street beyond the 2 foot setback of your property as this not only impedes traffic flow, but causes a hazard by reducing visibility.

He mentioned that abandoned cars should be reported to the office. He suggested that we all either pull or treat any weeds on our properties before closing our homes for the winter since they will continue to grow and will spread.

Finally, Pete asked that we call the office for a permit before doing any outside work to our homes including fencing, decks, roofing, storage boxes, etc. The cost of the permit is \$20 and that will cover three repairs during a period of one year.

Frank Radosti congratulated his Security staff members saying that they all worked well together, provided good service to the community and as a group, received several remarks from club members complimenting their patience. He reported that the staff's accessibility via cell phone this summer worked out well and he will continue to encourage members to use the cell phone to reach Security when needed.

Frank said the increased patrol and visibility of Toms River police in patrol cars and on bicycles was provided by the mayor of Toms River and was helpful as well in curtailing problems.

He also spoke about the sea nettle net which was installed at the bay beach this season. Unfortunately, it didn't do an effective job of keeping the stinging jellyfish out of the swimming area, but he is looking into other options to provide an area in the bay that is free from sea nettles and will find another use for the net. He mentioned that the Chesapeake Bay is closed entirely to swimming for this reason and we are not alone in our battle against the jellyfish that pervade the bay.

Jim Martino thanked Frank for his report and added that there was more vandalism this season than ever before, not just in Ocean Beach, but in many of the private beach clubs. For example, our club suffered destruction to our lifeguard stands, our dune grass was pulled out and pickets from fencing around the dunes were ripped apart and used to fuel bonfires on the beach. Jim asked all members to please keep a watchful eye and call security patrol or contact Toms River police when they see something

suspicious. The security cell phone number (908-783-8328) is your first line of defense in a non-emergency.

The floor was then opened up for questions.

Andrea Mansfield, 103 W. Pompano Way, asked why the security patrol wasn't working after Labor Day and what should be done about loud parties after season.

Frank Radosti answered that since Labor Day fell later this year, on the 7th of September, it was decided that Security Patrol for the season, would cease at the end of that day. If there is an incident to report post-Labor Day, members should call the non-emergency number at the Toms River substation.

Jim M. said that he will include that number in his next email correspondence to members.

Mike Lunga, 33 E. Kingfisher Way, stated that he thought the fireworks in Ocean Beach were more dangerous this year because of the presence of Toms River police officers. He would like the police to leave us alone since, in his opinion, their presence is more likely to cause injury to those who are in a hurry to set off their fireworks while eluding police. He also requested that the pothole at the end of Kingfisher Way be repaired by adding blacktop to help drainage.

Don Maurer responded that the pothole Mr. Lunga refers to is on State property and that he has a contact number and will call the State to see if he can get them to repair the hole.

Jim M. addressed Mr. Lunga's concerns about the July 4th fireworks on the beach by saying that this is an area of law enforcement that is out of the Club's control. He stated that he personally, had no impact on Toms River police presence on July 4th and that going forward next year, he will have no impact on how they decide to control fireworks. Jim suggested to Mr. Lunga that he call either Chief Mastronardy from the Toms River police, or speak with Sergeant Kenny, who is responsible for barrier island police patrol, adding that Mr. Lunga may face some difficulty with either of these contacts since he's trying to promote an illegal activity and they are trying to suppress it.

Janice Bruno, 3371 Sea View Way, stated that she agreed with Mike Lunga and that the fourth of July was chaotic because of the police presence. She suggested that the full membership of the Club contact Sergeant Kenny to voice our displeasure with the police conduct that night. She also stated that she has many major concerns about people eating on the beach, coolers and ball playing, as well as many issues with both the lifeguards and the beach patrol personnel. She will put all of her complaints into a letter to be read at the Spring Membership Meeting.

Speaking for Ken Levine, who was absent, **Jim Martino** said that he felt the new Command Center concept was successful. The Beach Safety Team did an outstanding job and were very effective. He also reported that we operated with just six Beach Patrol personnel this summer as compared to 26 badge checkers last year and that they sold a total of 40 daily badges compared to none last year. We will continue to work to improve their function through training and supervision, and possibly add a few more to the staff next year. Jim said that he feels strongly about the Beach Safety Team concept and he will continue to support it.

Don Maurer reminded all owners that they must visibly display their badges on their clothing. This small measure will help the Beach Patrol immensely. Renters generally display their badges making it easy for the Patrol to see the badge, however, it's the owners who most often do not wear the badge, but carry it in a

beach bag resulting in the Patrol having to ask for it. Please wear it on your clothing.

Tanya DiMauro, 318 West Bay View Dr., wanted to know who is responsible for maintaining the paved road that has many potholes in need of repair.

Jim M. responded that our roads are private club roads and we are responsible for their maintenance. He added that he is trying to get Toms River to provide some assistance in terms of expertise and money for road repairs.

Elsa Hill, 3356 Sea View Way, asked the board what could be done about members who were allowed to build decks which don't comply with our Club rule stating that no deck can be higher than 7 inches off the ground or extend beyond the footprint of the house. She cited examples of several homes whose decks don't comply.

Chuck Mielke responded that the board is aware of all of the decks that aren't in compliance, but it's difficult to go back to those homeowners when the Board approved their plans in writing. Going forward, we will try to enforce our building codes and Chuck is in the process of developing a new building permit including milestone checks on construction so that this doesn't occur.

Gib Nelson, 3335 Sea View Way, stated that there is a State-mandated Uniform Construction Code which says that any platform taller than 21 inches in height must have a railing.

Mrs. J. Ancmon, 118 W. Marlin Way, spoke about the importance of fostering more activities for children such as a family game night, bus trips to places like Blue Claws baseball games, waterparks, etc. She would like to see the ping pong table replaced in the clubhouse. She also would like to get more children involved in the Junior Lifeguard Program and suggested more inter-beach competitions. She said the end of the season party was a big success in spite of the bad weather and that having the lifeguard's Command Center set up at the bay for the event was a great idea.

Jim M. responded that we are looking into new and different youth activities and that more floor space will be allocated next season to accommodate a ping pong table.

Joyce Mollo, 20 E. Flamingo Way, said that her street is still in bad shape.

Don Maurer replied that his road crew is still working on it and it is not completed.

Joyce Mollo wondered if people with boat slips in the basin would be losing them next season.

Jim M. replied that no one will lose their slips. The plan is to improve the walkway around the perimeter of the boat basin. To do that, all existing hardware must be removed. When the walkway is repaired, the slips will be re-numbered.

Joyce Mollo questioned if the new Master Plan for Toms River will affect our deed restrictions.

Chuck Mielke replied that the plan will take into account our small lot sizes and the narrow width of our roads and will conform to, rather than change, our deed restrictions.

Janet Kijak, 114 W. Amberjack Way, asked what can be done to prevent speeding on our club roads.

Jim M. said that speeding is, and always has been, a problem on all of our roads and increased signage about speed limits probably will have little effect.

Steve Polakowski, 115 W. Penguin Way, suggested that we all become more aware of what 10 MPH feels like when we're driving and that we, as members, practice the 10 MPH speed limit.

Jim M. responded that he will include a page dedicated to the speed limit on club roads with the package of paperwork that is distributed to renters as an additional reminder.

Dorothy Schulze, 34 E. Bonita Way, said that she thought our lifeguard staff was "phenomenal" this summer! (applause) She asked if a professional company could be brought in to help us with our roads and the many problems we face with sand roadways. In particular, she said that East Bonita is still flooding in storms even though a new catch basin was installed.

Don Maurer explained that every road in OBIII is different. He has a list of all the roads that need repairs and that East Bonita is on the list. He said that he is working with a professional company who is knowledgeable about the types of repair our roads require in conjunction with our own maintenance staff.

Kurt Framhein, 113 W. Plover Way, thought that after the early September storm, the bulldozers on our beach were helping to clear not only the walkways, but also were grooming private property belonging to the oceanfront homeowners.

Don Maurer corrected him saying that the 15-20 foot "corridor" on the west side of the dune fences belongs to Ocean Beach and bulldozers were not on private property.

Kurt F. also mentioned that we need more vegetation on the dunes as well as signage to keep people from walking on the dunes or damaging them. He then asked if our security force could notify Toms River police of chronic disturbances at a specific address so that particular address is more closely monitored.

Jim M. answered that the DEP, after reviewing our newly-submitted CAFRA report, may indeed ask us to install more vegetation in the dunes. Jim stated that he will have DEP-regulated dune signs installed. **Frank Radosti** said that our security force is always in touch with Toms River police, and that an individual homeowner should also alert Toms River police if they feel a specific address needs more constant patrol.

Pat Grappone, 23 E. Sandpiper Way, thanked the Board for all of their hard work and then expressed that she would not like to see our dunes grow as tall as those on the Lavallette beaches since the view of the ocean would be blocked for beachfront homeowners and she wouldn't want Ocean Beach to look like Lavallette. (applause)

Judy Fallon, 27 E. Flamingo Way, said that as Chairman of the Road Committee who made their report to the club in 2007, the Committees' recommendations were to work on our roads internally first, secondarily, to spend between \$12,000 and \$25,000 to have an overview prepared with recommendations, and lastly, to implement those recommendations with subsequent monetary charges. She reminded us that over the years, our properties have changed and construction today includes more concrete, more pavers and more downspouts. All of these things impede drainage and put a strain on our roads.

Margaret Simpson, 108 W. Bonita Way, asked about the current status of our group tax appeal.

Jim M. answered that there are roughly 500 members participating in the group tax appeal. Between November 16-20, all 500 appeals will be heard in Toms River Court. Mike Rienzi, the attorney from Garippa, who is representing us, feels that it looks

promising that we will prevail. Jim added that homeowners do not have to attend the hearings. Jim will keep us posted via email with any updates.

Al Sutton, 119 W. Crane Way, asked the Board to elaborate on the proposed boat basin repairs.

Don Maurer spoke about getting bids to repair the launch ramp. He estimates that the cost will be between \$6,500-\$7,000 and he added that he was unsure if the repair would be done in the fall or next spring. Don said that cost to replace the dock boards with pressure-treated wood will be roughly \$2,000.

Tom O'Moore reminded any member who has a jetski platform or boat still in the boat basin that it must be removed by October 15 so that we can start the necessary repairs to the boat basin. Weather permitting, we expect to replace the perimeter boardwalk surrounding the boat basin over the next few months. The boards are old and warped, and many have been damaged by jetski mounting hardware, brackets and winches. After the necessary repairs are made, jetski platforms will no longer be allowed to be permanently attached to the walkway. The new platforms must be freestanding floatation devices not attached to the boat basin bulkhead in any way.

New mounting specifications will be mailed to the 2010 boat slip renters describing the changes.

Joyce Perrucci, 114 W. Bonita Way, questioned why the rental application allows renters to leave jet ski or boat trailers in the driveway when owners have to remove their trailers from driveways by June 15th.

Jim M. responded saying that this is another rule issue that has to be addressed by the Board.

Frank Radosti suggested that we pose the question about the trailer rule to the members in our next survey. All agreed.

Fran Mundock, 100 W. Pelican Way, summarized her feelings about many of the complaints made today and in past meetings about the roads and flooding issues that we face. She stated that we have to remember that we are on a barrier island. Tides are rising; land is sinking. This is happening worldwide, not just in Ocean Beach and the flooding will continue. Fran said the answer for homeowners facing these problems is to raise their house. It is a problem that will never be cured entirely and it shouldn't be a Club issue. (applause)

Mary Crowley, 103 W. Marlin Way, agreed with an earlier discussion about owners wanting to enforce Club rules as long as the rules don't apply to them and that many times it is owners and their families not displaying beach badges, eating and playing ball on the beach. Mary said she too, is guilty of bringing some cookies or crackers on the beach as a snack for her grandchildren and wondered if that was against the rule.

Jim M. replied that a Rules Committee is being formed to take a look at all of our rules that were written in the 1950s and see if they are applicable as written in 2010, or if they should be interpreted differently now. Jim invited any member who wishes to be a part of the Rules Committee to get in touch with him.

New Business

Jim M. asked if anyone had questions pertaining to the proposed 2010 Ocean Beach & Bay Club budget. The new budget reflects membership dues of \$355 per household which represents a \$5 reduction from the 2009 budget. It's not a significant amount, but it represents a savings and more importantly, is an indication that we are watching our operating

expenditures very carefully and moving in the right direction.

Ned Cochrane, 35 Tarpon Way, asked about the reserve funds and how that money will be allocated.

Jim M. explained that the reserve account has been set up in anticipation of future repairs and improvements that will be necessary beyond those anticipated in our traditional operating budget. Those improvements may include a new roof for the clubhouse, overhead doors, improvements to the boat basin and ultimately the repair of the bulkhead on Bay View Drive.

Jim also explained that our Ocean Beach and Bay Club insurance package is a customary one which covers our liability, property, auto and workmen's compensation insurance.

Audrea Mansfield, 103 Pompano Way, had a question about the ultimate replacement of the bulkhead on Bay View Drive which the Club owns.

Jim M. responded that the bulkhead has been repaired and patched by our maintenance department for many years as needed, but it's at the point where it will need to be replaced in its entirety at the Club's expense. We need to earmark funds for replacement which will occur within the next five years. The project is estimated to cost approximately \$200,000 to complete.

With no further questions on the 2010 budget, a motion was made by **Mary Dohoney**, 126 Amberjack Way, and seconded by **Bob Bock**, 29 Swordfish Way, to approve the budget as stated. A vote for the 2010 budget was approved and ratified by the members in attendance with all in favor and none opposed.

The next item on the agenda was the election of the 5 Board Members up for re-election and running unopposed. The Board Members up for re-election are:

James Feehan

Don Maurer

Frank Radosti

Pete Cullen Jr.

James Martino

A motion to approve the election of the Board Members currently up for re-election was made by **Dot Schulze**, 34 Bonita Way, and seconded by **Robert Ronan**, 102 Marlin Way. All members present were in favor of the motion to re-elect the 5 current Board Members. None were opposed. The individuals re-elected will serve a 2-year term commencing on January 1, 2010.

With no further business to conduct, a motion was made to adjourn at 1:15 PM by **Tom Zich**, 35 Marlin Way, and seconded by **Mrs. Henry Mues**, 23 Marlin Way.

Submitted to the Board by

Peter Cullen Jr.