

OCEAN BEACH AND BAY CLUB  
Spring Membership Meeting  
Saturday, May 16, 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; Thomas O'Moore, Maintenance; Kenneth Levine, Lifeguards and Beach Patrol; Donald Maurer, Roads; Frank Radosti, Security; John Sorrentino, Social & Youth Activities.

Meeting Called to Order:

Jim Martino the Ocean Beach and Bay Club President opened the 2009 Spring Meeting at 10:08 am. Jim introduced Winnie Hartvigsen, the President of Dover Brick/Beach First Aid Squad, who gave a brief description of the Squad's services, and thanked the Club for our donation. A 50/50 drawing was held and the winner, Melissa Hager, the new homeowner of 107 W. Tarpon Way very generously donated her portion of the raffle (\$146) back to the Dover Brick/First Aid Squad. Jim personally thanked Melissa for her thoughtfulness on behalf of all the members of the Ocean Beach & Bay Club. Jim also thanked Winnie for the great service her squad provides to our Barrier Island community. Jim thanked all of the members who were present and contributed to the success of the 50/50 raffle held before the meeting.

The meeting continued as Jim introduced each board member and gave a brief description of their duties.

Ken Levine will oversee the Beach Safety Team which includes the lifeguards and beach patrol. The new Beach Safety Command Center will be set up on the beach at a central location where you can obtain information, seek first aid and medical assistance, or contact EMT services via the 911 system. There are Beach Safety Team members stationed in the Command Center to help you. There is a land-line telephone located there plus trained personnel who can administer CPR. Please instruct your family and guests to go to the red and white tent for help if you become separated on the beach or require emergency assistance. The Beach Safety Command Center is a temporary structure which will be erected and disassembled every day.

Jim Feehan is responsible for finance, administration, insurance, legal, information technology and CAFRA permitting.

John Sorrentino & Sharon Andelora will supervise all of our social events and youth activities along with the clubhouse video games and sale of Ocean Beach & Bay Club merchandise. They will also oversee the daily operation of the clubhouse. Don Maurer will supervise the maintenance of our roads, drains, beaches and dunes. Don will also supervise the resurfacing of E. Plover, E. Swordfish and E. Flamingo.

Tom O'Moore will oversee the maintenance of the clubhouse, playground, boat basin and common areas. He will also devise the new installation specifications for jetski platforms used in the boat basin. Tom will also supervise the installation of a new ramp and much needed repairs to the walkway along its perimeter.

Chuck Mielke is responsible for managing construction data, building permits and reviewing all plan prints for new construction and improvements. He will be creating new permitting forms which will contain additional data needed to track critical work in progress dates and conditions.

Pete Cullen is in charge of our buildings and grounds inspections, and will issue letters of violations for any non-compliance to club rules, by-laws or deed restrictions.

Frank Radosti will oversee the operation of our security patrol.

Jim ended the introduction of the Board members by saying that we are all members of the Ocean Beach and Bay Club and will work together as allies not adversaries. He also stressed that the Board exists to represent all of our members, and that although we may at times differ in the path to take our ultimate goal is always the same. He emphasized how important it is for us to act and meet professionally, politely and respectfully.

#### Old Business:

Everyone present was given a copy of the fall General Membership Meeting minutes. Sharon Andelora made a correction to the telephone number given to make arrangements for the two Flea Market events that take place in the middle of July and the middle of August. Edith Frank is in charge of the events and can be reached at 732-830-2823. The Flea Markets are held on the basketball court located by the clubhouse. There is no charge for participants.

A motion to close Old Business was made by Mr. Bowen of 116 W. Dolphin Way and seconded by Dorothy Schulze of 34 E. Bonita Way.

#### Committee Reports:

Kelly Martin, an officer from the Beach Safety Team introduced herself as one of three Lifeguard Captains who will work along with Chris Martin and Tom Baxter and comprise the core of the new team. She spoke about the duties of the newly formed Beach Safety Team now headed by Beach Safety Manager, Don Maccarrick. Lifeguards will join forces this year with the Beach Patrol staff who will all be certified in First Aid and CPR. They will all work together to provide a safe and fun environment on the beach. Kelly will be supervising the Junior Lifeguard Program and is hoping to involve even more young participants than ever. She will also provide swimming lessons for various levels of ability and will take place at the bay beach all summer. Captain Tom Baxter is planning the 2009 OBIII Lifeguard Tournament with many experienced guards.

Ken Levine spoke about the new Beach Safety Command Center and its function. He

explained that most of the members who participated in our recent survey were extremely disappointed with the Badge Checker staff. Overall, the badge checkers received failing marks for their past performance. Most survey comments ranged from “they are totally ineffective”, to “save the club money and eliminate the badge checker positions entirely.” We have taken steps to address this issue by hiring a new Beach Patrol staff who will be supervised directly by Don Maccarrick, the new Beach Safety Manager.

Jim Feehan announced that the CAFRA permit has been extended until June 2010. He informed us that the recent NJDEP inspection of the dunes and beach went well. He also indicated that after going out for bid the club will remain with the same insurance carrier as in 2008 but has saved \$6000 on the current renewal.

We have two local attorneys who will represent us as needed for legal services and for accounting services we will utilize a Monmouth County firm who is currently reviewing the 2008 books and records. If any member would like to review our financial statements, contact Jim Feehan through the office.

John Sorrentino, spoke about the clubhouse activities, is preparing to add some new and updated video games to it. John also informed us that Bayberry Ice Cream will return to service our beach club this summer and will pay the club \$1,500 more than last year’s service contract agreement.

Sharon Andelora reported on her review of the surveys submitted by club members pertaining to social activities. She emphasized that the Board is evaluating the surveys in an effort to satisfy the concerns of the members. She said that there will be two Atlantic City Trips this summer scheduled for July 15th and August 12th. If demand for additional trips is apparent, they can be scheduled with the bus company. Speaking further on social events, Sharon said that the popular movie nights on the bay, youth dances, concert nights, hot dog and ice cream sundae days will all continue. Since the dates of all specific events are subject to change, she advised members to check the social event calendar posted on our web site ([www.oceanbeach3.org](http://www.oceanbeach3.org)). Sharon also announced that the 4<sup>th</sup> of July celebrations will specifically take place on Saturday, July 4<sup>th</sup>. With the actual holiday falling on Saturday this year there was some confusion on when the celebration would occur.

Don Maurer reported on our club road, beach and dune maintenance. He said that over the winter, Toms River Public Works, although not required to do so, had plowed our roads. For a short period of time, our own tractor was out of service for maintenance and repairs. Tom Mullen from East Coast Equipment Company, volunteered to look at our tractor and offered repair services at half the cost usually charged. We saved approximately \$1,000 to \$1,500 by using Tom’s company for the repair work. Storm fences have been removed from the beach and the bulldozing has begun. Plowing of both ocean and bay beaches will be completed within a week. Don reported that the clubhouse has been freshly painted this year both inside and out and new electric wiring was installed where needed including the parking area. Regarding the Boat Basin, a new combination lock for ramp access has been installed. Five requests for bids were

sent out to replace the ramp at the marina (estimated cost between \$8,000 to \$9,000) and we are currently waiting for the replies. Don plans to begin this project in the fall. The New Jersey American Water Company worked on three of our roads (E. Plover, E. Flamingo, E. Swordfish) replacing water pipes. They repaired the roads with incorrect road surface material and after several complaints, returned and replaced it. The Ocean Beach maintenance crew will continue to make correction to the roads until they're condition is satisfactory. Finally, Don reported that starting in the spring of 2011, a Route 35 roadway improvement project funded by the Federal Stimulus Package will be underway stretching from Curtis Point south to Seaside Heights. They will be installing new water pipes which hopefully will improve the drainage problems that we now experience.

Tom O'Moore reported that plans are underway to repair or replace the launch ramp at the boat basin in the fall. Jim Martino added that all jet skis, boats and platforms, including all mounting hardware must be removed by October 15th in order for necessary repairs to be made at the basin.

Chuck Mielke informed us that we have approximately 35 to 40 building permits this year, including 5 tear downs and rebuilds. He said that the generic permit that we currently use will be redesigned to include new "milestone" inspections during the building process. The new permit will allow us to obtain more complete information from the homeowner concerning the work to be done. Chuck also reminded the members that they should check with Toms River to determine if a permit is required from them as well. He reminded everyone that once a plan has been approved a homeowner cannot change, modify or add to the plan without obtaining an additional permit and consulting with him. He told the members that Toms River is in the process of creating a new master plan which may effect the deed restrictions and zoning on the barrier island. This should be completed by September of this year.

Pete Cullen spoke about his recent grounds inspections of all 988 homes in our community and said that the number of violation letters dropped to 300 compared to 340 last year. Most were for properties in need of weeding. Pete asked that we not allow landscaping or decorative hard goods to extend beyond the 2-foot setback from the road, and that we keep road visibility in mind when we trim bush or tree overgrowth. He added that those who received violation letters last year which went unanswered and still have the same violations this year will not receive their beach badges. Pete also addressed the number of storage boxes allowed per household and their location. (See page 32 of printed Rules & Regulations booklet or pages 34-35 of downloadable PDF document on our website) He said that when building a new home, the restriction on the location of boxes and garbage enclosures must be taken into consideration. He then reminded the members that all boats, trailers, and POD's must be removed from driveways by June 15th.

Frank Radosti, addressing Security Patrol, informed us that security has two shifts. The day shift is 9:00am to 5:00pm. The night shift is 5:00pm to 1:00am. Frank handed out a notice to all in attendance with the security patrol phone number (908-783-8328). He

asked that homeowners use this number after office hours, and call the office during regular business hours (732-793-3798). After 1:00am, please call the Toms River Police at 732-349-0150. Frank stated that the Board's goal is to have a good relationship between security, the police, and the members of Ocean Beach III. He also pointed out that the two items stolen most often from our community are coolers and bikes and asked that members try not to leave unsecured coolers or bikes outdoors at night.

In addition to his security duties, Frank has researched and ordered a net which will be installed at the bay beach to keep the stinging jellyfish called sea nettles out of the swimming area. He is confident it will take care of the problem and he urges everyone to come and enjoy the bay beach this summer. Jim Martino thanked Frank for setting up the line of communication between security and the residents. He urged people to talk to the security patrol and to feel free to call them with any concerns.

The floor was then opened up for questions.

Mrs. Joseph Ancmon, 118 W. Marlin said it has been a wonderful 35 years here in Ocean Beach. Overall everything has been great. She thanked the committee for their efforts and wished them well this summer.

Question: Why are there only 2 scheduled Atlantic City trips this summer? She always remembers the buses being full in the past.

Sharon Andelora: The first couple of trips last year barely broke even. The concern is the economy. This year people might be reluctant to take AC trips. We do not want to encourage people to throw their money away. We must guarantee 25-30 people per bus.

Mrs. Ancmon: Her children and grandchildren have enjoyed the clubhouse over the years. She has heard rumors the food at the clubhouse might not be as plentiful as it has been in the past. Is this true?

Jim M.: We will continue to offer many of the foods that have been offered in the past. We may eliminate some items that are not as popular with the kids such as coffee and bagels in the morning, but continue kid friendly items like hot dogs and ice cream, etc.

Mrs. Ancmon: She was glad to hear the pool table and video games will still be there plus new games. She especially enjoyed the ping pong game and hoped it would be kept for this year as it was affordable and fun.

Jim M.: We are looking for games that are popular as well as affordable.

Mrs. Ancmon: Her daughter's first job was raking seaweed. She feels it is great to hire from within. We need to give the kids who live and grow up here an opportunity to work in the summer.

Jim M.: We have fewer openings this summer and we are downsizing but as opportunities present themselves, we will consider members first.

Jean Turkowsky, 108 W. Pelican Way, Jean felt it was not fair to say all the badge checkers deserved a D or failing grades and should not all have been fired from their jobs.

Jim M: Asked everyone to settle down so he could respond. He stated he was only referring to the survey. Most of our members were dissatisfied with the badge

checkers. No individual or trustee was singled out for blame. The overwhelming response was they were not doing their jobs or enforcing the rules and overall were not very effective. It was not a personal decision against any individual. The newly-hired Beach Safety Manager was instructed to put his own staff together and everyone was considered. Potential candidates were interviewed and he was authorized to pick his own team. Jim informed Mrs. Turkowsky that she is free to come in and look at the survey results. Not one respondent indicated the badge checkers were doing a good job and not one former staff member was singled out as having done a good job. Hopefully, by the end of this season, it will prove the right decision was made, but if not we will review our decisions and make the required adjustments to improve the operation. We needed to make a bold move but it was not meant to reflect badly upon the work of one individual badge checker or board member.

Jerry Alloco, 107 W. Plover Way: The August 1st lifeguard tournament should be in honor of Art Turkowsky.

Jim M.: The lifeguard tournament will be dedicated to Art Turkowsky and his hard work and dedication of many years.

Joyce Mollo, 20 E. Flamingo Way: I'm concerned about the road conditions on E. Flamingo. The brown dirt is not acceptable. The grounds crew is working on it but why it is not the responsibility of the Kiely Company? I feel that our road department does a wonderful job, however there is brown soil everywhere. What can be done to correct this?

Jim M.: The water company has agreed to return and repair this problem. What is on the top is not the original mix. The new mix is supposed to alleviate the problem. There is no clay in the new mix. There are some low spots in the roads. Water, rain, and cars going back and forth bring up the mixture underneath. It has been ongoing since October. The roads needs time to dry up and then they will be redone; the problem will not be ignored. The only way to prevent the old material from coming up is to cultivate and regrade the road.

Joyce Mollo: Why did they use this clay material? My husband and I were at there in October when they took the old soil away. We questioned the Kiely Company workers about this and were told it had been approved.

Jim M.: We told the Kiely Company they were bringing in the wrong material. They continued to bring it. The water company was contacted. It is not the fault of the stone company. We met with the Kiely people and got a new mix. They are trying to remediate the problem with this new mix. It has only been down since Monday. Wait and see what happens.

Joyce Mollo: Will the problem continue to be worked on?

Jim M.: Absolutely! We are not done. Kiely, the water company, and the stone and gravel company will come back and address the problem. The road has been resurfaced. It needs a few days to dry out.

Joyce Mollo: Thank you Jim, for your correspondence over the winter.

Carl Scherlacher, 116 W. Swordfish Way: Please note that Swordfish Way is also a mess. What was said about dumpsters?

Chuck Mielke: Toms River will supply a 40 cubic foot dumpster in the Dover Brick Rescue Squad parking lot Friday, Saturday, Sunday, and Monday of the Memorial Day weekend. Any large debris or household garbage can be deposited there.

Jim M.: This is only for the Memorial Day weekend. It's part of the spring clean up.

Chuck Mielke: There are no guarantee, however, we are talking to Toms River about arranging a Saturday garbage pickup.

Bob Kingsley, 3341 Seaview Way: The Trustees are talking about how much money has been saved here and there. How much money have we saved under this new administration compared to the past?

Jim M.: We have just concluded our first 100 days.(laughter). We have saved on professional services and eliminated excess payroll. We have probably saved about \$10,000 by getting comparative bids, eliminating some OBIII merchandise, eliminating some legal fees, and lowering insurance costs. Waste and overlapping services will be eliminated as much as possible. More conclusive numbers will be available in the fall when we create our new budget. A team has been put together to figure what the baseline numbers are for operating the club safely and efficiently. Once those numbers have been established at the end of the season, they will be made known to the membership at the fall meeting.

John Arout, 3377 Heron Lane: I want to know if there is a solution to the same cars being left in our parking lots for long periods of time. No one should be allowed to use them as their own personal parking lot.

Frank Radosti: Perhaps numbering the parking decals would eliminate the abuse.

John Arout: There should be a handicapped area in order to make the beach more accessible to those that have a physical disability.

Frank Radosti: I agree, however, it most likely won't happen this season.

Dorothy Schulze, 34 E. Bonita Way: First of all, I want to compliment the Board of Trustees and Jim Martino on the handling of the member's tax appeal. I feel very confident on the teams' ability to take care of this situation. I also would like to know who is responsible for informing renters of the club's rules and regulations.

Jim M.: It is the clubs' responsibility that everyone is aware of the rules. John McDonough, from Ocean Beach Sales & Rentals, distributes a Rules & Regulations sheet along with the rental application to all OBIII renters. Individuals that rent their homes privately can obtain a set of these rules in our office and they should be displayed in the rental property. It is also a downloadable document on our website ([www.oceanbeach3.org](http://www.oceanbeach3.org)). The rules will be enforced across the board for all, owners and renters. Alcohol and drinking on the beach will definitely addressed along with eating and coolers. We need every member's feedback in order to enforce the rules. You may get in touch with any of us on the website individually. I want to assure the members that we will do our best to enforce the rules this year.

Richard Ruis, 118 W. Pelican Way: I'm a past President and have given 18 years of service to the club. How many badge checkers were hired?

Jim M.: We thank you, Mr. Ruis for your many years of dedicated service to the club.

There were six people hired and they are no longer referred to as “badge checkers”, but rather “Beach Patrol” since we have significantly increased their responsibilities. They are now part of the Beach Safety Team.

Richard Ruis: How many of the six hired were from Ocean Beach III?

Jim M.: None. The hiring has no reflection on anyone’s children or grandchildren. The Beach Safety Manager was given the responsibility to build the best team possible.

Linda Hayes, 104 W. Bonita Way: I have two questions. Will we be selling extra badges on the beach? And will renters be getting rules in regards to loud partying, under age drinking, etc. and are we keeping a record of not only our security calls but also Dover’s so they will not be rented to next year?

Jim M.: Yes, we will be selling extra badges at the beach “Command Center” eliminating all the inconveniences of past years. Regarding your second question Linda, any time Dover’s substation responds to a call in OB III, we are given a report from them.

Frank Radosti: If any homeowner is aware of a problem at a rental property, please let the office and Security Patrol know of the situation.

Gordon Wiegmann, 119 W. Sandpiper Way: Why do I need parking decals if I never use our lots?

Jim M.: If you have quests, it is convenient for you to use our parking facilities for your personal cars so that guests can use your driveway.

Kurt Framhein, 113 W. Plover Way: How do we address the issue of craters on Goa Way when the roads are always wet and cannot be repaired?

Jim M.: I assure you Kurt that we will stay on top of this within the next few weeks and as soon as the road is in the right condition, it will be taken care of by our crew.

Kurt Framhein: Who is responsible for upkeep of the dunes?

Jim M.: Don Maurer chairs the committee responsible for the dunes. The NJDEP recently inspected our dunes and we received an excellent report except for the need for more vegetative material which we’ll need to address.

Kurt Framhein: I called the Department of Agriculture and was informed there is a place in Morristown, N.J. that sells American Dune Grass at \$100 per box. I would be happy get the plants from this source if needed.

Jim M.: That’s great! And we already have a few volunteers in place who would help with the planting.

Jim Martino covered another area of importance concerning the upcoming election in the fall. Sharon Andelora is in charge of the nominating committee and will answer any questions about the nominees or the election. There are currently five Board Members up for re-election to serve a two-year term commencing on January 1, 2010 including Jim Martino, Pete Cullen, Frank Radosti, Don Maurer, and Jim Feehan.

Jim M. opened up the floor to other potential nominees. Since there were no nominations from the floor, the nominations were closed for the fall '09 election.

Jim then spoke briefly about the 4th of July celebration which will include a bay beach bash with DJ from 3:00pm-5:00pm. There will also be a concert on the ocean beach at

8:00pm.

He also spoke about a new \$9,400 reserve created by past initiation fee revenue which was over budget for the year ending 12/31/08 and will be utilized for future capital improvements.

Jim gave everyone a brief update on the group tax appeal being handled by Garippa, et al. The Miller-Rinaldi Company will begin their appraisals in the next few weeks. They will be working closely with the realtors in the area to establish a base of comparables used to determine the fair market value of homes included in the appeal.

We have over 500 Ocean Beach & Bay Club members included in the group tax appeal. Everything is on schedule and we are anticipating a positive outcome.

Jerry Collins, 3301 Moonrise Way moved to have the meeting adjourned at 12:30pm; the motion was seconded by Gordon Wiegmann, 119 Sandpiper Way.

Submitted to the Board by  
Peter Cullen Jr.