

**Ocean Beach and Bay Club
Board of Trustees Meeting
April 12, 2019
8 p.m.**

Present: Monica Anton, President; John Sorrentino, Vice-President; Ashley Swartz, Treasurer, Pat O'Shea, Brian Quinn, Sharon Andelora

Absent: Frank Augustine, Mike Hanney, Lorraine Polakowski, Secretary

Meeting was called to order by Monica Anton at 8:02 p.m.

Reading of the minutes from March was waived. Motion by Monica and seconded by John. All in favor.

Communications: List of comments from survey regarding the clubhouse.

Discussion followed. Pat O'Shea said we had three options. (1) Demo which means shutting down all utilities before a permit is granted. (2) Flood proofing—no way (3) needs a legally binding letter that the clubhouse will be taken down by 10/29/2021.

Money is needed to rebuild the clubhouse. Possibilities: selling the parking lot on West Bayview and Route 35 North, (3161 Route 35N) and selling the club office on Route 35 North. Also an assessment to members as well as fund raising money would be used.

Also a discussion on who owns the clubhouse took place. Ashley had a letter from John McDonough from 2014 stated he owned the clubhouse. Brian Quinn stated he had an email from John stating the Club owns it. Fact: the Club erected it in the 50s as it was required in the deed restrictions. It is on lease land owned by the developers. Are buildings built on lease land owned by the owner of the building or the owner of the land? This needs to be clarified. A deed/title search needs to be conducted as part of diligence by the board. There is much more to be discussed going forward.

Financial Report: Total Cash Reserves, \$142,059.02; Operating account, \$496,938.97; Payroll account, \$8,679.93; Fundraising account, \$24,794.48; Debit card account, \$9,931.98;

Aging report: 306 need to pay dues; 107 still owe special assessment only; 25 owe over \$1000. Monica will take the members who owe less than \$3000 to small claims court. Members who owe \$3000 or more will be handled by our attorney.

It was moved by Ashley and seconded by John to hire a CPA to conduct a financial review and the completion of taxes not to exceed \$10,000. All in favor.

It was moved by Ashley and seconded by John to pay the monthly bills. All in favor.

It was moved by Ashley and seconded by Brian to establish a Clubhouse Reserve account. All in favor.

It was move by Ashley and seconded by Brian to transfer from the operating account to the Clubhouse Reserve account the \$15 per person capital expense included in the 2019 budget. All in favor.

Committee Reports:

John—no report

Brian—drove all roads and the roads are the best for this time of year.

Pat—Beautification committee would like to plant red flowers in the community

Community clean-up day, May 11; Plant sale after the spring meeting at the firehouse, May 18;

Pig Roast on May 26 between 2-4:30 p.m. at the bay beach. Fundraising actions: 13 benches have been sold. Reserve your number on beach badges will be \$20.

Sharon—assisting Pat and Lorraine with multiple questions on summer activities, etc.

JR will do the May inspections of homes during the weekend, May 11-12.

Mike reported the lifeguard squad is complete after tryouts last Saturday, etc.

See reports attached.

To avoid duplicated use of the clubhouse, please reserve your clubhouse activities with Janice. She will handle the master schedule.

New Business:

It was moved by Monica and seconded by John to appoint Mike McPadden, 104 West Pompano as a trustee. Vote was 5 in favor and one against.

Brian reported that an engineering report was completed to institute legal action on NJ Natural Gas as the lagoon streets were not done correctly. It was moved by Brian and seconded by John to authorize up to \$5000 in legal fees. All were in favor.

Bobbie Mues, member, spoke about the welcome sign. Some members are upset that it is not by Kingfisher, the beginning of the Club. It was moved to be on the Club property, not the State's property. It was decided that OBIII would be added under the sign as many people know Ocean Beach & Bay Club as Ocean Beach III, It will be done by the same company that did the sign.

The meeting was adjourned at 10:30 p.m.

The next meeting will be held May 10 at the club office. The spring meeting will take place at the firehouse on May 18.

Respectfully submitted by Sharon Andelora