

OCEAN BEACH & BAY CLUB
Board of Trustees February Monthly Meeting
Club House – Friday, February 10, 2017

Present: Ken Levine, Brian Quinn, Chris Wetzel, John Sorrentino, Bobbie Mues
Absent: Peter Cullen, Sharon Andelora (called in by phone)

Call to Order: President, Ken Levine called the meeting to order at 8:00 p.m.

Minutes of December 2, 2016

December 16, 2016

January 13, 2017

January 14, 2017 (Special General Membership Budget Meeting)

John made a motion approving the Dec. 2, 2016, Dec. 16, 2016, and Jan. 13, 2017 Board of Trustees Meetings and Jan. 14, 2017 Special General Membership Budget Meeting. Chris seconded the motion and it carried unanimously with Ken abstaining.

Announcements/Correspondence: Ken referred to a member building without permit. He will address.

He inquired about 24 E. Pompano and the violations and Bobbie gave the up-date.

Pat O'Shea will be displaying and selling old Ocean Beach pictures. Anyone interested, be in touch with Ms. O'Shea.

Ken reported that he met with neighboring Toms River beach officials. Part of the meeting was discussion of out sourcing and sharing of services.

Ken will begin the process of the renewal of our CAFRA (Coastal Area Facility Review Act) permit which expires in June.

Treasurer's Report: In Sharon's absence, Ken handed out the Treasurer's Report received from Sharon.

BANK BALANCE AS OF FEBRUARY 8, 2017

Operating Account	\$ 61,102.46
Payroll Account	\$ 72,232.59
Reserve Account	\$ 7,352.46
Debit Card Account	<u>\$ 22,492.59</u>
TOTAL	\$163,180.10

Sharon submitted seven bills, all over \$1,000.00, each requiring that they be approved by the Board.

A motion was made by Chris to make payments to:
Selective Insurance, \$6139.00 for vehicle insurance.
Technology Insurance, \$10,499.00 for workmans compensation insurance.
R.K.Hughes, Inc., \$4,013.35 for property insurance.
Philadelphia Insurance, \$29,355.00 for liability and directors/officers insurance.
Philadelphia Insurance, \$14,335.00 for umbrella insurance.
Brian seconded the motion and it carried unanimously.

A motion was made by John to make payments to:
Withum, \$3,000.00 for the extension of the 2015 audit.
Traub Liebermahn, \$5,645.50 for invoice 263958
Chris seconded the motion and it carried unanimously.

Ken requested that Sharon obtain Bank debit cards for Brian, Janice, Steve, and Beach.

Committee Reports:

Audit: Chris – Ken requested that the audit be completed by May 19. He further stated that he really needed it by May 26th for the June 3rd meeting. Chris said he told the auditors that we needed it by the end of May. (Withum is the accounting firm, Keith Doornbos is the auditor.)

Security: John reports that all is quiet. Located carwash for vehicles.

Social: John announced the summer band schedule; Black Rose – 7/1, D.J. – 7/4, E Street Band – 7/22, DJ Twinkie – 8/26

Rules: Bobbie announced that the Rules Committee will present their study to the Board of Trustees on Saturday, March 11th at 11:00 a.m. at the Club Office. She is awaiting the up-date from the Zoning office of Toms River regarding the violation at 24 E. Pompano. The violation letter was hand delivered to the tenant on Feb. 1st.

Membership: Ken welcomed 4 new families in January and 2 new families in February to our Club. There was discussion regarding the need for Membership cards and was tabled until the March meeting. A member asked to use (rent) the Club House for a family function. There will

be \$100.00 security required, and an addition \$50.00 fee. Security to be returned upon satisfactory inspection of facility after event. No motion on this. (Motion to be made in March.)

Beach: Looking good.

Roads: Brian stated that roads are graded whenever possible. He is working on plans for Bay View Drive at this time.

Office Administration: Chris reported that he and Sharon are both looking into various programs for office procedure, payroll, bookkeeping etc. Outsourcing would be approximately \$18,000.00 per year. More details next month.

Old Business: Chris explained that the survey for membership is being revisited and revised and that a committee has been formed for this project. Members are Chris as Chairperson, Ned Cochran, Janice Palmeri, Maura Kayal and Bobbie Mues.

Due to the written request for a window in the storage area under a raised house, there was a brief discussion and then tabled to gather more information. Member requested that we consider this to help with a mildew and mold problem.

The subject of storage of boats under raised homes was given back to the Rules Committee for rule language.

A motion was made by Brian and seconded by Bobbie to begin suspension proceeding against a resident that has violated a construction rule by disturbing and changing the grade level under the raised house. Motion carried unanimously.

New Business: Brian reported we have the proof, "Yes, we do own the Club House". He is looking into various ideas for upgrading or renovation. This will be an ongoing project.

Brian and committee; Chris, Angela Serio and Leslie Fanning, are creating an official OB3 website. There will be a 'members only' login for OB reports and documents plus many other features. Brian made a motion to authorize payment of one half of the total amount of \$3250.00 (\$1625.00) to Upper Web Side Marketing Group and Chris seconded the motion. Passed unanimously.

Ken reported the virus is gone and that he got previously OB owned laptop working to be used by Board members with back-up capabilities through the office.

Ken made a motion to accept Matt Madera's resignation. Brian seconded. Passed unanimously.

A paper ballot was given out with the 4 potential Board member's names to fill 3 positions. They were: Michael Hanney, Robert Bandel, Kate Baun and Monica Anton. The 3 receiving the highest votes were, Michael, Bob, and Kate. These 3 members will serve for 10 months filling vacancies and then must run for election for 2018.

General Welfare: Ken said the Certificate of Incorporation is being reviewed by our attorney. Board would like a clause/method of removing a Board member for due cause. Discussion followed as to where this should be placed in our documents. Ken will investigate and report back.

Ken will meet with Don Macarrick and Josh Mehl. Michael Hanney will be assigned to the Beach Committee. Note: Josh will be on Security during the day time.

Letters will be mailed to homeowners regarding Deed Restrictions pertaining to parking.

We will adhere to ADA findings for access to beach including a mobi mat.

Meeting adjourned at 10:10 p.m.

Bobbie Mues

(For Secretary, Peter Cullen)