

# Ocean Beach and Bay Club

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January 11, 2019

Trustee Meeting - Club Office

Present: Monica Anton, Ashley Swartz, John Sorrentino, Frank Augustine, Pat O'Shea, Lorraine Polakowsk, Mike Hanney, Brian Quinn

Absent: Sharon Andelora

Meeting was called to order at 8:00 p.m. by Monica Anton.

Reading of the December 14, 2018 minutes was waived.

## **Correspondence**

NJNG bill for damages to a gas line when maintenance was working on a road was presented to Ashley Swartz who will follow up with the gas company.

P. LaFata concerned about homeowners leaving garbage bags out for seagulls to rip open creating garbage all over our streets. He suggested a onetime warning, second offense a fine to the homeowner.

Letter was sent in anonymously by a member who is urging the Board to vote "no" to raising height restrictions.

Correspondence received from Sea View (Ocean front and second row) members urging the Board to revise Rule 5C under construction allowing beachfront homes to increase the height restriction (Letters on file).

## **Finance (report by Ashley Swartz)**

Ashley Swartz presented 2018 OB3 QB Sales by Product/Service summary and Profit and Loss statement for the 2018 year (attached).

Brian Quinn made a motion to pay all January and February bills. Mike Hanney seconded the motion. The motion was approved by unanimous consent.

Brian Quinn made a motion to spend up to and not over \$20,000 for a lawyer for site plan approval for the Clubhouse and playground. Frank Augustine seconded the motion. The motion was approved by unanimous consent.

## **Committee Reports**

### **Rules and Membership**

RULES REPORT: Blue Book has been printed with 600 copies stored in the office. A Blast to the members will go out encouraging members to download the Blue Book from our website. For those who need a hard copy, they may request one from the office manager.

MEMBERSHIP: No report

GROUNDS: The new Ocean Beach & Bay Club sign will be installed by Riedel Sign Company by the boat basin as per Brian Quinn who reported that the sign requires break away posts in order to remain where it currently is.

#### **Beach (Mike Hanney)**

Don will reach out to Ashley so individual beach accounts will be delineated.

#### **Security (John Sorrentino)**

New lights on the back of truck.

Beach lights need to be repositioned to accommodate the new dunes.

#### **Fundraising (report by Lorraine Polakowski and Pat O'Shea)**

2 surveys were presented to Trustees for the purpose of eliciting data from members as to their awareness and receptiveness to 2018 activities and what they would like to see going forward.

The Playground permit will be handled by Brian Quinn co-currently with site plan approval for the clubhouse. Playground installation is scheduled for April, 2019. Should site plan approval be delayed, a separate permit will be filed for the playground.

Mike Hanney made a motion for Tom Zich to submit plans and do work to the clubhouse kitchen for purposes of using it to bring in money. Ashley Swartz seconded the motion. The motion was approved by unanimous consent.

#### **Old Business**

None

#### **New Business**

Trustee confidentiality forms were signed.

Monthly Trustee meeting dates for the year were established and will be posted on the website.

Trustee assignments made and will be posted on the website. Monica Anton, President; John Sorrentino, Vice President; Ashley Swartz, Treasurer; Lorraine Polakowski, Secretary; Trustees: Pat O'Shea, Frank Augustine, Sharon Andelora, Brian Quinn, Mike Hanney.

#### **Open Session:**

Bob Casey, 115 W. Dolphin: Road complaint. Heavy construction vehicles possibly damaging the roads.

The following members came to the meeting to encourage the Board to change Construction Rule #5C to BFE +8 for ocean front homes so that they retain their view of the beach and ocean:

Chris Morris, 3315 Sea View: He is in the process of building but he stopped. He wants to know whether Construction Rule #5C will be revised for ocean front owners before he proceeds. He said that time is of the essence for him.

Loretta Raduli, 3345 Sea View: She bought a year ago and she wants to see the ocean. Asked the Board to be open-minded and not allow the possibility of lawsuits hinder the Board's decision.

Beatrice Clark, 3346 Sea View: She has a disabled husband who enjoys seeing the ocean from the living room. She wants to restore what they bought, an ocean view. She feels it is unfair that this decision lays with the 8 people on the Board.

Arlene Lotano, 3262 Sea View: She bought as an investment and wants the option to raise.

Linda and John Maitner, 3258 Sea View: The entire club will be impacted. The downstream effect will occur regarding rentals.

Jack Houseworth, 3280 Sea View: Important to do the right thing for everyone, not just a few. Suggested permitting the entire membership to raise an additional 4 feet in height.

Peter Columbio, 3260 Sea View: He said clarity is simple and he is nervous about words. He wants a yes or no answer.

John McDonough waived his 3 minutes to allow Peter C. to talk.

What about the second row of houses. They may want the option to build up.

Tom Foster, 3262 Sea View: Before the dunes no one complained. Look at the community as a whole and see how to fix it.

Patty Boyle, 15 Osprey: They put a lot of money into their home already.

Brian Quinn made a motion to adjourn the meeting. Meeting was adjourned at approximately 10:00 p.m.

Respectfully submitted,

Lorraine Polakowski, Secretary