

OCEAN BEACH & BAY CLUB
Board of Trustees July Monthly Meeting
Club House – Friday, July 6, 2017

Call to Order: Meeting called to order by Ken Levine at 8:11 p.m.

Roll Call: Present were Ken Levine, Kate Baum, Mike Hanney, Bobbie Mues, Chris Wetzel; John Sorrentino and Sharon Andelora. Brian Quinn was absent.

Reading of Minutes: May meeting minutes were approved (they were deferred at June's meeting). Motion passed to approved May Board minutes. June meeting minutes were also were approved; motion made and passed.

Communications:

Ken Levine received correspondence from Snyder at 39E Swordfish regarding a weeds violation, requesting a re-review.

Ken Levine received correspondence from 301 West Bayview regarding account status and settlement; Chris and Sharon will review and respond to the member.

Committee Reports:

➤ **Presidents Report (Ken Levine):** Reminder that conflict of Interest forms need to be signed by the newly appointed Board members as soon as possible.

➤ **Treasurer's Report (Sharon Andelora):** Sharon submitted a written report.

Bank Balance, June 30, 2017

Operating Account	\$445,329.06
Payroll Account	\$55,332.91
Debit Card Account	\$5,204.34
Reserve Account	\$22,511.08
Total	\$528,377.39

Action Needed:

\$9000 payable to Withum, auditor

\$2600 payable to Najarian, plots and surveys for Clubhouse project

\$12,502.54 payable to Cutulo

\$2339.00 payable to Ocean Medical Center (Luke Hanlon) for workman's compensation claim

Concerns:

Bobcat repairs in 2017, \$9195.55

What is the cost of a new bobcat? We should be planning on a purchase or setting aside money for replacement

Insurance

Traub RSUI Liability

\$12,829

\$9,625 -- reading emails

\$22,454 we have paid, our deductible is only \$15,000.?

Legal: Cutulo

Pavone, \$967.50

K. Lerdo, \$481.50

Allocco appeal \$6204.03 + more in previous months (Isn't an appeal covered by insurance)

- **Membership (Brian Quinn):** Bobby Mues assigned Office Manager to conduct new membership meeting going forward.
- **Social (Sharon Andelora/John Sorrentino):**
 1. See activity sheet and make yourself available whenever possible.
 2. Fourth of July activities were very successful. Thanks to all the volunteer judges.
 3. The concert scheduled for July 1 was cancelled and will be held on Sunday, September 3rd.
 4. TShirt sale going strong. Have reordered several sizes that were sold out, starting to see a profit. Thank you Janice for the strong salesmanship!
 5. Popcorn machine needs to be replaced due to rust; is under warranty still.
 6. Beach microphone may need to be replaced/may need to go back to original style. More to follow.
- **Club House (Brian Quinn):** no report submitted
- **Boat Basin (Brian Quinn):** no report submitted
- **Beach (Mike Hanney):**
 1. Junior Lifeguards are starting M,W, F from July 10 – August 4, 0930 – 1015. Club need to procure t-shirts for this event. Funds should be in the budget. We should ensure this even has it's own budget line item going forward.
 2. On July 2, a child was choking on a grape; beach patrol was successful at rescuing the child.
 3. July 8, 6pm, Lifeguard tournament, Normandy Beach.
 4. OB3 Life guard tournament will be on the first Saturday of August 05, 2017.
 5. We need a light cut-off switch for the beach lights.
- **Roads (Brian Quinn):** no report submitted
- **Grounds:** Ken appointed Bobby Mues as Grounds Chair.
- **Construction(vacant seat):** no report submitted

Old Business:

1. Bay netting: Arrived and is installed. May need to be raised to keep out kayakers.
2. At the May Board meeting, Ken Levine asked for the creation of a Nominations Committee: Brian Quinn confirmed that he is the Chair of this committee; Kate Baun agreed to be a participant on this Committee.

New Business:

1. Bobby Mues has been appointed Grounds Committee Chair.
2. Lorraine Polakowski was nominated to the Board and took questions and answers as to her qualifications and interests in serving the Membership. It was by unanimous vote of the Board present that Lorraine Polakowski join the board.
3. Ken Levine created the position of Deputy Secretary and Deputy Treasurer.
4. Ken Levine appointed Lorraine to Deputy Secretary and Kate Baun to Deputy Treasurer.

General Welfare:

1. Chris Wetzel has created a Standard Operating Procedure for Voting to go with our recent By-Law. This should be reviewed by all Board members and sent out to the Membership so that they know how to vote, now that they no longer need to be personally present do so. Thank you Chris!

TRMU	\$289.00
Roche	\$1675.81

It was agreed that Trustee in charge of Committee will sign timecards for respective Committee, Ken for Maintenance and Mike for Beach/Security.

It was asked of Sharon to provide 1) documentation for each account (profit / loss pattern?), 2) Dues Owed Report and Violations List and to 3) run future reports using accrual basis versus cash.

Discussion followed between Ken Levine and Sharon Andelora regarding check register and recording. Ken wanted to see where these bills are recorded in the ledger and in Quickbooks prior to the presented to the Board for payment. Ken also wanted Sharon as Treasurer to present actuals-by-month going forward (i.e. actual expenditures across budget line items).

Motion to pay all bills was made by Chris and seconded by Kate; Motion passed. HOWEVER, Sharon indicated that there can be no motion then because the report is incomplete given the additional data requested in the report.

➤ **Audit (Chris Wetzel):** Audit has been received; noteworthy items outlined below:

1. Auditable findings reveal that Club had \$181.151k in cash at EOY
2. \$45k was earmarked for roads budget
3. \$40k for carryover surplus into new FY
4. \$22.5k is in reserve for vehicles and other scheduled capital expenditures
5. \$12.456k for accrued costs
6. \$65.195k of unencumbered cash which is below the \$75 threshold per Club By-Law
7. We should discuss raising the unencumbered limit (\$75k) in the near future.

➤ **Website (Brian Quinn):** no report submitted

➤ **Security (John Sorrentino):**

1. dog walking on our roads and beaches is at an all high
2. security has its hands full
3. Some loud party's had to be told to keep under control
4. July 4th went safe
5. Parking along the road at Gringo's is being worked on; letter went to management; Rob is enforcing; management are good people.
6. Kayak crossover in bay is becoming problematic; potential solution is to raise net and put signs out in bay Do Not Cross Over. Needs Immediate Attention.

➤ **Rules (Bobbie Mues):**

1. Rules were once again reviewed by the Board. Corrected version was emailed to the Board for review. Chris reviewed Construction making changes and revisions. He then did the Rules Comm. and the Board a huge favor by re-doing the entire document, eliminating the print of the former rules and putting the document in Word format. He then sent it out again asking for any corrections or changes. Awaiting further Board action.
2. Regarding the Pavone court case (24 E. Pompano), again Mr. Pavone did not appear, he must appear (no date) or there will be a warrant for his arrest.
3. I have advised several TR offices/authorities of the condition of the property at 100 W. Kingfisher on June 14th. I have sent Maria Maruca a reminder email and have not heard back.
4. I asked Rob to give me a count of empty lots with weeds (8) and a count of abandoned houses with weeds etc. (11) I submitted the list to the Board and ask that this be on tonight's agenda and what action should be taken.
5. Rule 15 is now Rule 11.

2. Bobbie discussed the end of season BBQ. It was agreed by the Board that we will instead have an end of season Pot-Luck/Block Party-style event to BYO to avoid the cost associated with BBQ. A vote was taken and it was agreed to cancel the BBQ idea that had a cost to the Club associated with it.

Open Session for members attending:

1. **Allen Sutton (Open Setting):** Mr. Sutton addressed the Board asking what the Board can do about private rentals and the conduct of renters that do not comply with Club by-laws. The Board advised that affected neighbors would have to address their grievances with the Town directly and the Club could take action against the owner if they did not notify the Club of renting.

Meeting adjourned at approximately 11:50 p.m.