

# Ocean Beach and Bay Club

P.O. Box 245 – Lavallette, NJ 08735

Phone (732)-793-3798

June 8, 2018

Monthly Trustee Meeting

Location: Clubhouse

Trustees Present: Ken Levine, Monica Anton, Ashley Swartz, Lorraine Polakowski, Sharon Andelora, Bobbie Mues, John Sorrentino

Absent: Excused Absences: Kate Baun, Mike Hanney, Frank Augustine

Meeting was called to order by Ken Levine at 8:00 p.m.

The reading of minutes of the last meeting was waived. John Sorrentino made a motion to accept the minutes and Monica Anton seconded the motion. The motion approved by unanimous consent.

## Communications

- Shark Camp is off due to a delayed response from OBIII
- A few letters were sent to the Club supporting the illegal removal of trees. These were from the neighbors of the offender. The Club is waiting for the State's decision on the matter.
- A notification that a buoy was replaced beyond the bay beach area.
- Sharon Andelora received some correspondence from people who received a weeds letter and requested reinspection.
- Ashley Swartz received inquiries about the audit. A member requested to be part of the budget committee.
- Bobbie Mues had an inquiry about an emotional support animal. The rental office must handle.

## Financial

1. Current profit and loss statement is attached to the minutes. Approximate \$7K additional revenue not reconciled yet in May. Typically, T shirt money would go into the general fund. Social money sales to social. Now we have a new category of fundraising for the playground with records kept separately. It was agreed that now that fundraising has expanded, this will be shown in the P&L statement. Fundraising will take over the sale of t-shirts and that money would go into fundraising for the playground. Lorraine Polakowski, Pat O'Shea, and Ashley Swartz will meet to organize the fundraising monies into quickbooks.
2. Current aging A/R: Ashley Swartz made a motion to rescind the Boyle \$500.00 fine since there is no documentation as to why they received a fine. Lorraine Polakowski seconded the motion. Vote taken and agreed by unanimous consent. Ashley Swartz will notify the Boyle's.

3. Cash balance Sheet: discussed payroll last summer and total year, increased wages, o/t, etc., cash reserves, money left.
4. Plan to avoid audit and monthly bookkeeping proposal: Ashley Swartz made a motion to allocate \$10,000 on an annual basis to bookkeeping and accounting costs. Sharon Andelora seconded the motion. Motion was approved by unanimous consent.
5. Requested an inventory of maintenance vehicles and equipment.

### **Committee Reports**

#### **Building permits-construction ban** reported by Ken Levine

Ken Levine will put a blast out to the Membership reminding them that all outside construction must cease by June 15. This means no power tools, excavators, construction debris or any construction evidence. The procedure for a hardship application (necessary to secure the home) should be filled out fully and sent to Frank Augustine, our buildings/construction trustee. This is brought to the committee that includes the Vice-President (Monica Anton) and rules trustees (Bobbie Mues) for a final decision. On June 16 security will ride around and record offenders.

The plans were approved for 119 Sandpiper, which has the appearance of being 2 stories. Plans were approved by the developer and Toms River and follows the 15' ridge line. The owners are using a flat roof.

#### **Roads** reported by Ken Levine

Harley rake with compactor was rented for 30 days and will be used to maintain the roads. This is on a trial basis to determine whether it works. If so, we may be purchasing.

Ken Levine made a motion to spend \$2500.00 for an engineering study on Heron to recommend the paving requirements. Ashley Swartz seconded the motion. Approved by unanimous consent.

Maintenance department has been reconstructing drains.

#### **Legal** reported by Ken Levine

Martino vs. OB3 will drop lawsuit if we give him a permit.

#### **Security** reported by John Sorrentino

Security was out on memorial day weekend patrolling the beach with great response with the new OB3 ATV. Rob and Jimmy did a great job over the weekend. Rob is still catching contractors stealing electric and water from other homes. We will enforce the June 15 deadline. We are ready for opening day.

#### **Beach-Dune replenishment**

No update...late July to end of September is the latest information.

#### **Social** reported by Sharon Andelora



- Book Club: this will be run by a member, Michele Primiano, and the first meeting is July 12, 7:00 pm at the Clubhouse. The book is *I'll Give You the Sun* by Jandy Nelson.
- A small book shelf has been donated for a book exchange.
- We will have Monday afternoon card and table games for adults and kids. Bring your games and tables will be set up.
- Sharon Andelora will research the requirements for food handling. Snack bar will be open from 11-2:00.
- Fourth of July activities are planned. Sharon Andelora will follow up on having the Marines attend the ceremony. Flag raising will be at 9:30 a.m. We will have a bagpiper. Activities will include a greased watermelon and Miss Ocean Beach and other activities.

**Grounds-Membership-Rules** reported by Bobbie Mues

Monthly Report for RULES COMMITTEE and MEMBERSHIP 6/8/18  
 (And OBBC Sign information)  
 May/June 2018

RULES REPORT: A renter has inquired about our rules pertaining to emotion support animals. This has been given to the rental/ sales office to be handled. At this time, I do not think we need to be looking to have a rule on this subject unless the Board feels otherwise.

I am beyond happy to report that we are only a few months away from having a new BLUE BOOK printed for membership. Monica has offered to help me write an intro including a MISSION STATEMENT. Ken suggests a hard covered book with removable pages (and able to ADD pages) and it must be BLUE.

MEMBERSHIP: We continue to interview/educate new members and are using the new form requiring a signature that each new member has received a copy of our documents. This signature form is kept in the office file as proof of such.

GROUNDS: On June 16th, a letter will go out to the owners of abandoned properties and houses that they are officially suspended and will be charged the \$1,000.00 reinstatement fee if and when the properties are returned to an approved condition. In many cases, a lien may be in order. This is all subject to Toms River's new rules pertaining to these properties. We await these new rulings. (It will be a series of fines per year per property.)

ADDITIONAL REPORT RE: OB SIGN: Our member, Keith Krecicki, is a graphic designer and has volunteered his time and expertise to assist in creating a new sign to replace the sign on Rt. 35 S. announcing Welcome to Ocean Beach & Bay Club. We are in the design phase now and will report back with more details in the next few weeks. The company that previously worked with our past Board member, Don Maurer, is Riedel Sign Co. in Little Ferry, NJ. They are familiar with our sign and in our area often. I have spoken to Bill Riedel and feel he knows what we are looking to do; unless the Board requests additional quotes, I would like to continue to work with this company.

Keith has presented several options for the sign and options for creating a new and improved beach badge for the future. We look forward to a new sign! Our thanks to Keith.

**Fundraising** reported by Lorraine Polakowski



- Adult Pirate bingo is scheduled for 3 evenings at the Clubhouse. Our committee member, Lauren, will spearhead this activity. She will donate bingo cards and dabbers. The first scheduled bingo is June 27. There will be a \$10 donation and \$10
- We will try a karaoke night at the Clubhouse on Wednesday, June 20.
- July 15 we will have a poker run. Ken Levine explained the process/rules.
- August 1 we will have our local historian, Pat O'Shea, present the history of OBIII. Dates are flexible.
- Thanks to Maura Kayal and Pat O'Shea for soliciting businesses and thanks to the following businesses for their contributions: Channel Marker 4-\$25 gift certificates; Lenny's \$25 gift card; Knoll Acupuncture \$125 certificate; Jersey Shore Pirate Adventure 3 \$44 certificates; Doenz Donuts \$10 gift card; Ben Franklin \$25 gift card; Sand Dollar \$20 gift card
- We need 40-50 people to run a bus trip to Atlantic City. We will explore interest with a date of August 8. \$30 with a \$25 slot fee rebate.
- Gift baskets have been a big hit. As of 6/6 we have a \$265 profit on baskets. Baskets every week and drawings are Friday's at noon.
- Pat O'Shea has been busy restocking the "store". As of 6/6 our profit is \$932 between merchandise and baskets.
- Board members were asked whether they would support a Family BBQ on September 1. There is a concert scheduled for that day. It was suggested that a BYOB pot luck dinner be offered at another time.
- We will start our campaign for Memorial benches and plaques. Benches will be sold for \$600 and this will include the plaque. Plaques will be sold for \$300. Decision was made to use Totowa Concrete Products, Wayne for benches. We need to decide whether we want to use wood or a composite for the benches.
- August 11 Lights out at the beach Perseus Meteor Shower ... unfortunately the moon may be full. We'll keep an eye out for the weather.
- 200 US flags have been ordered for Fourth of July. Hoping to hand them out and ask for donations.

## **Old Business**

**Website** reported by Ashley Swartz

Ashley suggested that everyone should have access to information. We could have a Members only section with a common password (Password protection user). Judy Baliman will send all previous committee information to Ashley and Monica Anton. Ashley Swartz want to launch the website and tweak it as we go along.

## **Wage Levels**

Governor will be increasing minimum wage to \$11.00 hour. OBBC will review wage levels.

## **Certificate of Incorporation**

One member who is an attorney said we do not have to change it. However, two attorneys said we should. We are waiting for word from our lawyer. The attorney should be our agent.

**Online voting**

Monica Anton will look into this.

**New Business**

Blue book will be published. Monica Anton will assist Bobbie Mues with the mission statement.

Bobbie Mues suggested that another welcome sign for 35 North as well as 35 South. Pat O'Shea will send Bobbie Mues information.

Ken Levine suggested that for the September meeting we present the budget and have question and answer time. We would have time to tweak the budget and vote on the budget a month later. This can be email voting or mail in voting in October.

**Open session**

Judy Baliman thanked the board for the road improvements but suggested a bit more communications would be beneficial.

Pat O'Shea reported that 2 houses are for sale on Sailfish and both have enclosed showers.

Pat O'Shea asked where the rental office should forward questions regarding merchandise. Fundraising rental office questions should go to Lorraine Polakowski's OBIII email.

Steve Polakowski reported that Letson has not been paid as of yet for taking care of weeds on the OB3 grounds. Matt Monagos fixed a drain and he needs payment as well.

The meeting was adjourned 11:00 pm.

Respectfully submitted,

Lorraine Polakowski  
Secretary