



Ocean Beach & Bay Club

June 14, 2019
Monthly Trustee Meeting
Location: Clubhouse

Trustees Present: Monica Anton, Sharon Andelora, Lorraine Polakowski, Pat O'Shea, Brian Quinn, Frank Augustine, Ashley Swartz
Absent: John Sorrentino, Mike Hanney

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

Reading of Minutes: Motion was made by Sharon Andelora and seconded by Ashley Swartz: Rule 21M be eliminated as a rule and added to the Trustee policy book. Sharon Andelora made a motion to approve the May 10, 2019 minutes with this correction and Pat O'Shea seconded the motion. The motions were approved by unanimous consent. Reading of the May minutes was waived. Ashley Swartz made the motion and Brian Quinn seconded the motion. All in agreement.

COMMUNICATIONS

Letter received from Andrea Mansfield, 103 Pompano, congratulating the hardworking dedicated organizers and volunteers of OB3.

Letter received and read from Gerry Christianson, Maintenance Department, supporting Brian Quinn.

Financial Report

- . Approximately, \$71,000 in outstanding member's dues.
- . \$15 per member has not been moved from operating to reserve account given number of members outstanding.
- . Audit cost will be \$7500 vs. \$13,000 last year. QuickBooks has made it easier to track and maintain accuracy.
- . Letters or emails have been sent out to notify people of late payments, and our lawyer has been provided balances over 2x previous years dues for small claims court and those above \$5000 for liens.

COMMITTEE REPORTS

Construction (Frank Augustine)

- . No power tools after June 15 and construction areas must be cleaned up.
- . Letters were sent out for grounds violations.
- . No hardship applications were requested

Social/Clubhouse

- . Calendar for June is posted on beach walkways. Official social activities start June 24, 2019.
- . Fryer equipment in the clubhouse is worth \$5000.00. It has been cleaned and a decision needs to be made whether to use it or sell it.
- . Email was read written by Gerry, maintenance, regarding his antique skee ball machine that is on loan and his concern of damage when the clubhouse is not staffed.
- . Ashley Swartz and Lorraine Polakowski will discuss clubhouse hours and staffing.
- . Code lock will be installed on the door.

Maintenance

- . Discussed a work order system. Form will need to be developed.

Roads Committee

- . Brian Quinn reported that he was having trouble getting road materials. They found a place in Atlantic City.
- . No parking signs were ordered from Point Pleasant and have been placed.

Social/Fundraising Committee (Polakowski, O'Shea)

1. Pig Roast was a success. With merchandise sales we almost broke even.
2. "Buy a Badge" program yielded \$380.00. For 2020 introduce reserve a badge number and early pick up by 6/1.
3. "Buy a Bench" program: sold and installed 14 benches at \$1400. More sales forthcoming.
4. "Buy a Board" program: sold and installed 15 boards at \$300.
5. New programs proposed for board approval: "Buy a Bump Out" program. Donate \$3000 or \$3500 and receive permit (\$100), fencing (\$250), labor, 10x10 Mobi mat (\$1000), dune grass removal and replacement (\$100). Custom donation plaque \$50, custom bench \$1400. Total cost estimate \$3020.
6. "Buy a beach buggy" program (Mike Hanney request). Donate a full cost of a beach wheelchair (\$1500)...donation sign on back of chair.
7. Fundraising is requesting a file cabinet for playground manuals and other pertinent fundraising papers.
8. Bocce Ball court installation is scheduled for Saturday, June 29 2019. Steve Polakowski will coordinate the project.
9. Request fryer and equipment information.
10. Respond to Gerry's skee ball concerns
11. Request kitchen minor renovation and shelves

Beautification (Pat O'Shea)

1. Plantings for 2019 complete by volunteers.
2. Maintenance purchased 4 new planters, filled and placed on RT. 35.
3. 2020 budget...asking for \$500.00 for beautification.

4. Keith Krecicki, volunteer graphic designer, has offered to head a committee to standardize OB3 logo and help with new OB3 signs, shirts, merchandise to provide logo consistency throughout the community.

Security (Rob's report sent via email)

- . Security truck was fully detailed inside and out, fully waxed, cleaned, interior steam cleaned.
- . Truck was taken to Kellys for summer maintenance: oil change, tire rotation, new w/w blades, vehicle fully checked over.
- . New hire: Brian Luciani, School Principal, lives in OB3 on Pelican full time, filled the day shift opening and will fill in on days needed if someone needs a day off.
- . Completed grounds inspection, close to 160 violations found, office sent out letters to respective home owners. Now in the process of doing reinspection as requested by residents so they can obtain badges.
- . Met with Monica ref: security camera for the clubhouse, 4 were ordered along with signs. 3 will be placed at the clubhouse, 1 at the office facing the lot where the security truck is kept.
- . Memorial Day weekend was the usual bedlam, house at 304 Bayview had 50 underage kids drinking, was shut down several times, had rental office evict them.
- . Bobcat had rear window smashed out with a snapple bottle at the clubhouse.
- . On our beach along with Normandy, Silver, and Chadwick, estimate 200 kids. Toms River had to call in several K-9 units to assist in dispersing all
- . Still waiting for signs for the clubhouse lot to enforce the no parking after hours starting opening day.
- . Will train new hire, order uniforms, etc. this week.

Miscellaneous Reports

none

Old Business

none

New Business

1. Monica Anton made a motion that a trustee who accepts a paid position in OB3 will abstain from voting the duration of his/her tenure. Ashley Swartz seconded the motion. The following trustees agreed: Monica Anton, Ashley Swartz, Lorraine Polakowski, Frank Augustine, Sharon Andelora, Pat O'Shea. Brian Quinn, opposed. The policy passes.
2. Monica made a motion to accept the resignation of Mike McPadden. Brian Quinn seconded the motion. Motion passed by unanimous consent.
3. Monica Anton made a motion to accept Bob Garneau as a trustee. Ashley Swartz seconded the motion. Motion passed by unanimous consent.
4. The following letter was read by Monica Anton:

We have a sensitive issue to discuss regarding our Trustee, Brian Quinn.

Brian re-joined the Board on January 1, 2019. As you may know, he served prior to this term and resigned over certain disagreements with the Board.

A number of Trustees are experiencing difficulties working with Brian since his return, which has caused a great deal of stress for the individual Board members. Issues include behavior that is at times described by members of the Board as insubordinate, argumentative, demeaning, coercive, and disrespectful. While we believe that Brian offers some value to this team, we are in agreement that it is outweighed by the disruption that his behavior brings. I have now been approached by Trustees who currently want to quit the Board as a direct result of their interactions with Brian. I, myself, have contemplated doing the same.

Potentially losing almost half the Board is not in the best interests of OB3, so we are forced to take corrective action to ensure that all Board members act in a professional and courteous manner. On June 10, VP John Sorrentino and I called Brian to discuss this untenable situation, and asked for his resignation. He refused. We ask him again now, "Brian, will you resign for the good of the Club?" [Brian says no.]

As Brian has refused to resign, we will take up this matter again at our next regularly scheduled Board meeting on July 12. At this meeting, we will put this matter out to membership vote, after providing proper notice to our membership of all of the issues at hand. The membership voted Brian in, and only they can vote him out.

General Welfare

Ken Levine: He gave Gerry permission to keep the skee ball in the clubhouse. Regarding Brian Quinn, only the membership can vote him out. Must have 25 members present.

Karen O'Neill: Requesting OB3 flags for sale. Has offered to be on the Clubhouse committee.

Janice Palmeri: She confirmed bag piper for July 4 celebration.

A member brought up the ball playing on the beach issue.

A member feels that whoever broke the new dune fence should be responsible for paying for repair.

A member suggested selling all the parking lots to help fund the clubhouse.

Monica Anton made a motion to change the 2019 fall meeting to October 26, 2019. Frank Augustine seconded the motion. The motion passed by unanimous consent.

Ashley Swartz made a motion to adjourn this meeting. Monica Anton seconded the motion. By unanimous consent the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Lorraine Polakowski
Secretary