

Ocean Beach and Bay Club

P.O. Box 245 – Lavallette, NJ 08735

Phone (732)-793-3798

March 9, 2018

Trustee Meeting of the Ocean Beach and Bay Club
Office

Present: Ken Levine, Bobbie Mues, Sharon Andelora, Ashley Swartz, Frank Augustine, Lorraine Polakowski

Excused Absences: Monica Anton, Mike, Hanney, John Sorrentino, Kate Baun

Meeting was called to order by Ken Levine at 8:00 pm

Ashley made a motion to accept the February 9, 2017 minutes; Frank Augustine seconded the motion. Vote was 4 yeses, 0 no's, 3 abstentions. Motion approved.

Correspondence

Regarding the member who hired a tree company to remove 15 trees north of the Clubhouse, this member will be sent a letter from the offices of Cutolo regarding the removal without club permission and restitution will be required. Estimates are being explored for tree replacement.

Regarding lofts that were advertised through rental agencies that show possible living spaces, Bobbie Mues reported that Tom's River considers living spaces in lofts to be a violation of the CO. Inspectors are looking for this violation when they inspect rental properties. The club will advise real estate agencies of this violation and attach deed restrictions to the notification.

Member is complaining about the flooding of roads especially after the most recent nor'easter and full moon.

A letter from NJ State Legalized Games regarding an affluent license was received. The State is requiring additional information before considering the raffle application.

Financial

Ashley Swartz discussed once again introducing the frivolous lawsuit bylaw to the Membership. More education needs to be done in order to get this passed by the Membership. The financial realization from the multiple lawsuits could bankrupt the Club.

Ashley Swartz discussed the possibility of internet voting to get more members involved. Bobbie Mues suggested putting together a campaign so that the community can make and vote making informed decisions.

Ashley Swartz made a motion to close TD Ameritrade Account (T bill); Frank Augustine seconded the motion. Motion was approved by unanimous consent.

Ashley Swartz made a motion to approve \$999.00 expense for the trailer that accompanies the ATV; Lorraine Polakowski seconded the motion. The motion was approved by unanimous consent.

Discussed need for a new office computer. New office printer was purchased.

Audit: Ashley Swartz discussed audit areas and those responsible for specific information. Form is attached to the minutes. Books are still slightly off and need to be reconciled to get ready for an audit. Sharon Andelora said that within the next week this will be completed.

Ken Levine said that every trustee and Rob (security) will have access to the office code. If the trustee enters when the office is closed, the trustee must sign in with the date and time and time leaving.

Roads

The paving company is scheduled to work on West Bay View Drive the second week of April. Some people will not be able to get into their driveway. Email blast is set up to notify the members affected and a general notice will be in the email blast. Discussion pursued regarding North Heron (road is prepped) possibility of paving. Delfino Construction estimates \$16-17,500. An estimate will be requested from Marlin Construction Paving.

Sand roads: Bobbie Mues reported that a member, Tom Zich would like to meet with the Board to present his opinion of the three sand roads that flood. He has a background in ground water. He indicated that the ground water table is 18". 2" of rain per hour equals 27,000 gallons of water in 2 hours. He asked whether we may be able to hook up to the municipal drainage system. He wonders whether the water will drain any faster than it does now after the Club's intervention. He thinks the solution depends on the height of the road. He will be in touch with Ken Levine.

Ken Levine suggested speed bumps to impede speeding.

Fundraising

Lorraine Polakowski asked trustees whether they had any questions regarding the result of the survey that was sent to members. Trustees found the comments interesting. Lorraine Polakowski will forward the report to Ken Levine so that it will be attached to the next email blast for members to review.

Raffle application was sent back to the State for the additional information the State requested.

Two different postcards will be for sale for \$1.00 each. 50 postcards were sold to a member. OB3 mugs will be for sale for \$15.00 each. Keychains will be sold for \$7.00. Zipper charms (\$3) wine charms (\$5) are on display. We also have decals for cars and picture frames on display in the cabinet. A list of items with retail prices will be provided to Ashley Swartz.

A member suggested that playground equipment pieces could be donated.

Renters badges were increased by \$5 per family with the \$5 going into the fundraising line item in the budget.

TD checking account was set up specifically for the State 50/50 raffle.

Egg Hunt

Kate Baun will be having an Easter egg hunt the day before Easter. She was allotted \$150.00 for materials.

Summer Jobs

Don will look for lifeguards if there is a need.

Grounds and security appear to be staffed. Bands are booked. DJs are to be kept at a minimum. Ken Levine would like the social staff to be able to set up movie night and be responsible for bringing sale items to the beach at night. Ken Levine said that there is positive feedback regarding arts and crafts. Sharon Andelora would like to hire someone who is able to work with teenagers and provide activities after beach hours.

Clubhouse

A survey regarding the feasibility of renovating/rebuilding the Clubhouse was discussed. Frank Augustine will look into the development of a survey.

Membership

Bobbie Mues will be meeting with 6 new homeowners on Saturday.

A member was suspended and paid all fees up to date. Ashley Swartz made a motion to reinstate the member. Bobbie Mues seconded the motion. The motion was approved by unanimous consent.

New Business

Bobbie Mues explored the rules regarding fire pits. Wood burning fire pits are not allowed in our community. Propane fueled fire pits must be 72" from any combustible source. The propane tank must be 60" from the fire pit.

Janice Palmeri will print the rental rules to be given to owners who rent.

Bobbie Mues will wait for a while before sending notices to people with abandoned house and lots.

Ashley Swartz made a motion to proceed with internet voting; Frank Augustine seconded the motion. Vote was 4 yeses and 2 no's. Ashley will research and share more information regarding this.

Any changes to bylaws need to be done by next meeting.

Certificate of incorporation needs to be changed by the membership.

Ashley Swartz made a motion to adjourn the meeting at 10:30 p.m.; Frank Augustine seconded. The motion was approved by unanimous consent.

Submitted by,
Lorraine Polakowski, Secretary