

November 10, 2017

Trustee Meeting of the Ocean Beach and Bay Club  
Clubhouse

Role call:

Present: Ken Levine, Mike Hanney, Bobbie Mues, Sharon Andelora, Kate Baun, Lorraine Polakowski, John Sorrentino

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

Kate Baun made a motion to accept the September 9, 2017 minutes and Mike Hanney seconded the motion. The minutes of the September 9, 2017 were approved by unanimous consent.

Kate Baun made a motion to accept the September 8, 2017 minutes and Mike Hanney seconded the motion. The minutes of the September 8, 2017 were approved by unanimous consent.

### **Communications**

Contractor Atlantic Property Development cleaned the property, have permits and paid bills. They took care of a broken fence. They may not be aware of a suspension. He is a member and he must comply. Bay View was shut down a little longer than anticipated.

Occasional complaints about the roads.

### **Financial**

October was not put into Quick Books and as a result of the confusion, payroll did not get completed. Financial statement is not verified correct for this meeting.

Sharon Andelora would like the updated Quick Books. She is still working with 2014 Quick Books. Janet Palmeri agreed to work with Quick Books.

Sharon Andelora will work on invoices with Chris Wetzel.

Audit: June 22, 2017 paperwork needs to be signed and scanned by November 15, 2017. Ken Levine will follow up Monday morning.

The following bills over the \$1000 need approval by the Board:

- Attorney fees. \$3000.00; \$1767.00
- American Pipe Co. \$1710.00
- Replace drains Bay View \$6500.00
- McNally Engineer \$12,600.00

Sharon Andelora made a motion to pay these bills; Bobbie Mues seconded; unanimous consent.

Sharon Andelora suggested that trips to Home Depot be limited. Mike Hanney suggested we get a Home Depot and/or Lowe's contractor's card. Kate Baun will look into getting cards for both stores.

Reserve account is up to date. Debit account is off slightly; Sharon Andelora will balance this account once she looks at the statement.

### **Security**

John Sorrentino reported that Rob is patrolling. During the paving jobs, he will patrol during the day.

### **Membership**

One couple was interviewed in October. There are a number of new members remaining to be interviewed at the office.

Bobbie Mues made a motion that the Board reinstate a member whose residence is 3247 Goa Way. Ken seconded the motion. Approved by unanimous consent.

### **Rules Report**

Bobbie Mues submitted another semi-final draft of the entire rules document. A few changes/edits and additions were reviewed by the Board at this meeting. The target for the final to be printed is December 31, 2017 and available to all OBIII members is before February 1, 2018. Rules will go out with the bills on January 1, 2018 as per Ken Levine.

### **Grounds**

Bobbie Mues reported that Toms River appears to have taken action on the properties listed in two letters reporting abandoned lots and houses (in various states and condition). Bobbie Mues has called for status reports; however, she was informed that these issues were in different stages and with many different officials.

Issues with Atlantic Property Development have been handled by Ken Levine.

Some action has taken place at 100 Kingfisher with Toms River removing a lot of debris.

### **Roads**

Ken Levine gave kudos to Steve and Jerry for experimenting with the roads. They look good. Pelican, Marlin, and Dolphin are the worst roads and will be given priority.

### **Clubhouse**

Ken Levine said that it is time to start talking about making improvements to the Clubhouse (renovating/lifting the building). Possibly selling the office property on rt. 35 to help defray the costs.

### **Website**

We are under contract with John and will plan to launch the new website once once we meet with the committee one more time.



## **Fundraising**

Lorraine Polakowski proposed the idea of getting WiFi in the Clubhouse for the months of June, July, and August. Kate Baun made the motion; Mike Hanney seconded. Approved by unanimous consent.

Lorraine Polakowski requested approval to establish an account for the 50/50 raffle. Kate Baun made the motion; Mike Hanney seconded. Approved by unanimous consent.

Lorraine Polakowski asked for a motion to move \$500.00 from miscellaneous to the 50/50 raffle account for startup costs. Mike Hanney made the motion; Kate Baun seconded. Approved by unanimous consent.

## **Old Business**

Lorraine Polakowski made a motion that the Fundraising Rule #20 under Membership be approved and added to the Blue Book. John Sorrentino seconded. Approved by unanimous consent.

Board discussed some of the Rules under construction. Rule 2C: after some discussion the rule stands as written. Ken Levine will take care of tweaking construction rule #3C. Rule 13C and 14C were clarified. Rules will be published on the OBILL website.

Kate Baun made a motion to reinstate Brian Quinn to the Board. There was no second. The motion was not considered.

## **New Business**

Sharon Andelora made a motion to sell the equipment trailer for \$2500. John Sorrentino seconded. Approved by unanimous consent.

Lorraine Polakowski suggested that the Rental and Day badges be increased by \$5.00 to offset development of the recreational area. Kate Baun made a motion to increase the cost of renter's and day badges by \$5.00. Mike Hanney seconded. Vote: 6 yeses 1 no.

The Board reviewed the Rules for Renters paper that will be distributed to renters. One rule was added. No tents or canopies larger than 3 feet high x 3 feet wide x 3 feet deep.

Ownership re-initiating fee is currently \$200.00. There was a discussion regarding reducing this fee. Kate Baun made the motion to reduce the \$200.00 re-initiation fee. Bobbie Mues seconded. Vote: yes 1 nos 6. The nos have it, the motion is lost.

Sharon Andelora made a motion to purchase a new printer for the office not to exceed \$1000.00. Mike Hanney seconded. Approved by unanimous consent.

Sharon Andelora will order t-shirts (light gray with blue and white letters).

Meeting Dates Location TBD (Kittiwake Firehouse or Moose Lodge)

- Spring Meeting May 19, 2018
- Fall Meeting. September 8, 2018

Election of officers will occur at the Trustee meeting in January.

December 8, 2017 is the next Trustee Board Meeting.

Mike Hanney made a motion to purchase a Polaris ATV for \$10,000 for lifeguard rescues and to transport lifeguard equipment. Additionally, the ATV will save wear and tear on maintenance vehicles. Kate Baun seconded the motion. Approved by unanimous consent.

Robert Boyle of 16 Osprey was present to query the reason for a Club form letter sent to him with a fine of \$540.00 for a violation (possibly his contractor worked beyond the June 15 deadline). Since this violation took place before June 22, 2016, he voiced concern as to why he had been able to vote at the spring membership meeting. He's paid his dues and picked up his badges. However, at the Fall Membership meeting he was not allowed to vote. The interest on this violation was removed by the Club. Ken Levine will look into this violation and stop the attorney from submitting to the collection agency. Mr. Boyle would like to know what the violation is. Mr. Boyle said his contractors did no outside work after June 15 but interior work was done.

John Sorrentino made a motion to accept Ashley Swartz of 25 Osprey as a new Trustee. Kate Baun seconded. 6 yeses 0 nos 1 abstain

Ken Levine adjourned the Meeting at 11:15 p.m.

Submitted by,

Lorraine Polakowski, Secretary