

September 8, 2017  
Trustee Meeting  
Clubhouse

Present: Ken Levine, John Sorrentino, Mike Hanney, Chris Wetzal, Lorraine Polakowski, Bobbie Mues, Kate Baun, Sharon Andelora  
Absent: none

Meeting was called to order at 8:10 p.m. by Ken Levine (Clubhouse).

Ken began the meeting by discussing the agenda for the Saturday Membership meeting taking place September 9, 2017 at the Moose Lodge. Our attorney will be present at this meeting. Committee reports should be short and to the point so as to move through the agenda. Club Rules need to be formatted for attorney review. One question regarding the rules to think about in the future is perhaps a "5 member board ...no less than 5 and could be up to a 10 member board." Another clarification of the rules is the word "construction" in the rule that Brian Quinn proposed. The Rules will be published by the end of 2017.

### **Fundraising**

Lorraine Polakowski shared information from the first fundraising committee meeting. An Initial Affidavit and Application for Biennial Registration must be submitted to the State for licensing for a 50/50. Board members were receptive and assisted in filling out the form. A \$100.00 check made payable to Legalize Games of Chance Control Commission must accompany the application. Ken Levine made a motion to spend the money for this purpose and Kate Baun seconded the motion. All were in favor. We discussed other smaller 50/50 but this must be explored (regarding licensing).

Ken Levine suggested exploring a "not for profit" application. We may then possibly sell hard beverages on the beach using the support of Lavallette Liquors and their license.

Janice Palmeri will pursue playground donation through Angels Playground.

Report from the Fundraising Committee is attached.

### **Membership**

Bobbie Mues ( report attached) reported that Toms River is currently placing yellow stickers on abandoned houses that will be condemned.

Bobbie Mues spoke to Frank Ferrari. Ken McBride is not a partner of Atlantic Property Development and he only worked for Frank Ferrari as construction manager. McBride is working on his own and his company is Gotham Modulares. Ken McBride name should be removed on the following properties 206 Sailfish, 313 W. Bay View, 107 Kingfisher, 113 Kingfisher, 115 Kingfisher. These properties are owned by Atlantic Property Development (Ferrari). Complaint is that he has stored modular homes/trailers on their lots. They are in violation of deed restrictions, By-Laws and Rules of the Club and furthermore, owe the Club money. Ferrari will have 113 Kingfisher cleaned up by *Consider it Done* asap (approximately 1 week). He also said violations will be cleared up asap (September). Bobbie Mues

made a motion to suspend Ferrari until he cleans up the areas. Mike Hanney seconded the motion. Vote was unanimous. Case will be heard in Toms River September 25, 2017.

### **Treasurer's Report**

Sharon Andelora's Report is attached. Mike Hanney had questions about lifeguard merchandise line item. Can the budget be broken down by months.

Ken Levine made a motion for an expenditure for pickup truck in the amount of \$3534.35. Mike Hanney seconded. All agreed.

Ken Levine added that we need to get copies of driver licenses for the people who drive Club vehicles.

Ken Levine made a motion to pay \$1923.50 to Hubert Cutolo for attorney fees for rules review and litigation. John Sorrentino seconded. All agreed.

### **Beach**

Concern about canopies and other large tent-like structures on the beach were discussed. Mike Hanney Shared that he and the lifeguards have handled these situations. There may be a Toms River ordinance and this will be addressed in January. For the safety of our members and guests there will be no tents or canopies on our beach.

### **Budget**

Chris Wetzel handed out budgets for each department in preparation for tomorrow's Membership meeting.

### **Roads**

Ken Levine and Steve Polakowski observed some of the problems roads. Ken indicated that we don't have the talent to dig trenches. An engineer needs to come in and assess what is needed to provide a solution to at least the four worst roads (Pelican, Marlin, Dolphin, and a fourth road to be determined). We have \$80,000 that was not spent on roads and should be allotted to pay for these four roads (\$20,000 a road). The Board never received the Request for Proposal that Brian Quinn was supposed to pursue. Because we never received anything, this did not cost the Club money. Pat O'Shea made contact with the DOT. Ken thanked her and encouraged further communication. Kate Baun made a motion to proceed with the plan for an engineer to assess and Mike Hanney seconded. All were in favor.

As an aside Lorraine Polakowski reported small sink holes on Amberjack where the water company had pipes in the ground from previous work. Mike Hanney reported same problem on Bonita. Pictures will be taken.

### **Employees**

Mike Hanney complemented Steve Polakowski and Gerry Christensen regarding their leadership and work ethic and suggested they divide their efforts and each supervise different groups of employees.



## **Social**

Ken Levine said movie night is successful but we may want to consider a better designed screen. We need to start figuring out who will staff the Clubhouse. Decision should be made by January.

Discussed bands on the beach and DJs at the Clubhouse.

## **Miscellaneous**

Sharon Andelora questioned whether there will be 9 walkways when the dunes are in. Toms River will provide mobi mats.

Regarding e-mail complaints: reportedly, some members are not getting notifications of meetings. It was discovered that one spouse received the email and the other did not. It was decided that one email per household should suffice.

Email verification was completed by Ken Levine's son. Some were undeliverable and had typos. Many of them are fixed and it had nothing to do with the blast. It was discussed that everything we put into an email last should also be on the website.

Currently 35 people want email and snail mail. AOL seems to be problematic.

Judy Baliman possibility is for, capability, custom fields, I-contact

Lorraine Polakowski made a motion to adjourn this meeting. Bobbie Mues seconded. All agreed.

Meeting adjourned at 9:55 p.m.

Recorder,  
Lorraine Polakowski

# Ocean Beach and Bay Club

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## MONTHLY COMMITTEE REPORT

**DATE:** September 8, 2017

**COMMITTEE:** Grounds, Membership and Rules Committee

**REPORTING CHAIR:** Bobbie Mues

**COMMITTEE BUDGET:**

**Annual Target (Starting Position)** \_\_\_\_\_

**Monthly Obligations (Total)** \_\_\_\_\_

**Reprogrammings** \_\_\_\_\_

**End of Month Status of Funds** \_\_\_\_\_

**Grounds Report:**

Pavone at 24 E. Pompano was sent an email for reinstatement on 8/18—to date there has been no reply. This violation will carry over to 2018 Season if not rectified this year.

Cattail at 100 W Kingfisher has been reported to Toms River again, this time for bags of garbage under the raised house. Toms River officials were to investigate the property for asbestos or other hazardous material in the bags under the house and on the property. This property is in foreclosure and out of our hands.

We have received confirmation from Paul Shives, Business Administrator and Craig Ambrosio of Code Enforcement in TR that the two lists I sent of abandoned houses and vacant and abandoned property are currently under review as of August 30<sup>th</sup>. This involves 11 houses and 7 vacant lots plus 2 lots previously reported.

Kenneth McBride and Frank Ferrari of Atlantic Property Development were sent a letter of suspension on August 28, 2017 based on 8 violations of Deed Restrictions, By-Laws, and Rules. See letter in file. Deadline date is September 7, 2017.

Gerbino of 246 Bay View Drive was sent a letter regarding violations of July 22, 2017 stating that suspension including \$1000.00 reinstatement fine will take place if there is another incident.

Correspondence with Mr. Frank regarding rental of his bulkhead was answered.

An email from Mrs. Nelson was answered regarding dog walking.

**Membership:** Nothing to report.

**Rules:** Nothing to report. Awaiting next step from the Board.