

Ocean Beach and Bay Club
Special General Membership Budget Meeting
Saturday, January 14, 2017 - 10am
Ortley Beach Moose Lodge Building

MINUTES

Board of Trustees in attendance:

Ken Levine, President; Brian Quinn, Vice-President & Beach; Peter Cullen Jr, Secretary; John Sorrentino, Matt Madara; Chris Wetzel; Bobbie Mues.

Absent: Sharon Andelora, Treasurer

Meeting Called to Order:

Ken Levine, the Ocean Beach and Bay Club President, opened the 2017 Special Budget membership meeting at 10:20 am with safety announcements, summary of today's agenda, followed by the Pledge of Allegiance, welcomed all the members. Ken then proceeded to introduce all the Trustees present, and summarized their current assignments on the Board, and introduced office staff Janice and Karen. Ken then explained the procedures and agenda for the meeting, followed by a moment of silence for the recent passing of a member of the Club.

Being a special meeting called for the budget presentation, no regular business will be conducted today. Ken explained the importance of having an annual budget necessary to operate the Club. Rental income this year will be down, due to a shorter 2017 season. A further breakdown analysis was included in the mailing, illustrating the cost per line item per lot. For the revised 2017 budget proposal, the new board created this budget from the ground up, 'zero-based'.

Another change in this budget was treatment of construction permit revenues, as per recent litigation settlement, all major projects are now reviewed by a professional engineering firm for compliance with Club rule, cost of which is covered by the Club permit fees. Also, a new lifeguard boat is needed for safety requirements.

Ken appealed for greater membership participation, in committees, volunteer activities. A member survey is being developed to be sent out this spring to get member input on several important issues.

Trustee Chris Wetzel proceeded to present the details of the proposed budget. The biggest difference is \$539 2017 vs. \$572 last year and \$472 in 2015 and \$650+ that was previously presented. This budget includes about \$100,000 for increased road maintenance over prior year. That increase will be covered by similar reduction in other costs, such as labor.

The detail discussion session was started with a presentation on the roads. VP Brian Quinn mentioned need for about \$80,000 professional grading of dirt roads, more signage, drain jetting for better drainage where possible. The section of the paved roads will be repaired by the water company, but that only covers about 1/2 of the road width. There is a need for engineering, bidding and budgeting required to determine the cost (maybe \$130,000) that will require another special membership meeting and vote on a one-time special assessment. Toms River is being contacted for any assistance they may provide for repairs to our private paved road. Basic dirt road maintenance is being performed off season, weather permitting.

Several lagoon area members commented on the poor conditions of BVD, Moonrise, Teal and Sunset, potholes, uneven surfaces, puddles. Repairs are needed immediately. While it doesn't make sense to do major work, members seeking pothole repairs now, and the final repairs before summer. One member cited there are about 480,000 square feet of roads to be maintained.

Ken advised that the Club does not have a fully equipped road department, or staffing. Toms River has offered little in the way of such repairs or enforcement. The Club will contact the water and sewer companies to come out and make pothole repairs – in their section of road.

Another member asked about installation of one-way check valves on drains connecting Kingfisher, Tarpon, and Heron into the boat basin. Brian advised drain surveys and jetting will be completed by spring, results available to members. Any individual road issues may be brought to the Club's office at any time.

A member asked why isn't the Club putting money aside for repairs and equipment? Ken responded the Club established reserve account for such ongoing needs. A second comment on the need for an ATV was raised, Ken mentioned the Club will not be purchasing an ATV at this time, but may be required when the new dunes are constructed. John Sorrentino advised that a new boat is necessary to be in compliance with State safety codes.

Chris W reminded all that the budget is merely an estimate of anticipated needs, and any adjustments would be incorporated into the following year.

A member (Nudo?) asked if the Club ever sought a government grant to assist the Club in covering costs. Ken reminded that the Club sought an SBA loan after Sandy, but proved non-feasible due to associated compliance requirements.

A member inquired about selling Club property (parking lots on Bay View, Albacore) to gain funds for capital budgets. Ken asked where else could be used for overflow parking – along Club owned bulkhead on Bay View Drive? Discussions led to the need for internet voting so all members can voice their opinion. Ken assured that any and all important information will be shared with membership via secure website or email blast.

A member asked about open board meeting notices for better participation going forward. Ken is posting all board meetings on the website – and be sure to check the www.oceanbeach3.org in advance of any meeting to confirm no schedule changes. Email notifications, as approved in recent By Law changes, will be utilized.

A member asked if the utilities will continue to dig roads - Who will oversee proper repairs are made? Brian advised that Toms River rule is they need to only repair the road opening. Club has asked Club attorney to get involved in significant repair projects, but the water company is willing to repave 8 feet wide strips of roads where they trenched.

Gina Kinsler (?) 130 Dolphin asked who will be supervising the water company contractors repairs on a daily basis? Ken will include that requirement into the proposal. Steve P suggested membership volunteers to help with pothole repairs.

Brian responded to questions about why the pavement cost was not known and included in this budget. Need to get specifications and contract price before seeking any assessment vote.

Chris resumed discussions on the remaining budget line items, including transfer of the boat basin fund into this budget. Each line item was discussed, highlighting changes from prior year, many due to more detailed cost classifications. Treasurer:

Kurt Franhiem, _____ asked about salaries and how many full time employees. The Club has no full time employees.

Wrapping up the presentation, Chris laid out the Capital Expenditures section of the proposal. \$22,500 balance currently in Capital Reserves budget. As of today, the current cash balance on hand is about \$175,000.

Dave Andrews 106 Sandpiper, as a member and as member of the Dover Brick First Aid, asked if anyone knows and EMT or would like to become one, see him for training. Janice will place notice on the budget. Regarding the ATV proposal, the first responders would not rely on an ATV to move a rescue victim. Dover Brick First Aid has a Hummer. Therefore, a motion to remove the ATV from the budget. Ken advised that any change in this budget would result in the need to recast the budget and set up another special meeting with proper notice before a vote could occur – motion rescinded.

Member asked why the boat basin was not dredged – Ken responded the issue was addressed at the Fall meeting, but assured much of the debris hazard was removed after Sandy, and safe to use. Same member also asked about review of all books by prior board members. Ken clarified the situation and the recovery steps taken by the remaining board members.

Paul Michaelson 112 Bonita – asked why Toms River comes in to plow roads when they won't help the Club with paving. Ken reminded that the town is not obligated to perform such removal (emergency access).

A member asked about expenses by department – would be helpful to show headcount by line item. Ken responded will be incorporated in future presentations. Life guards is the largest team with 26 employees.

At 12:20pm, Ken announced the ballot box was open, and sought volunteers to count the votes.

Ken Mellalaphy 113 Amberjack asked if the commercial properties within the Ocean Beach footprint, were they part of the Club? Ken responded the membership is for residential only.

Voting Results:

TOPIC	TOTAL VOTES	FOR	AGAINST	BLANK	%FOR	RESULT
2016 Budget	148	105	42	1	70.9	PASS

With no further business to conduct, a motion was made to adjourn the meeting by Brian Luciani, 104 Pelican, and seconded by Roger Sakash, 3341 Sunset. A hand vote resulted in adjournment of the meeting at 2:05pm.

Respectfully Submitted,

Peter Cullen Jr., Secretary
Ocean Beach & Bay Club

