## Q - Who owns the current clubhouse?

A - Ocean Beach & Bay Club (OBBC) owns the current clubhouse which is located on leased land. Here is a copy of the bill of sale from 1954:

string sum land sum l	KNOW ALL MEN BY THESE PRESENTS, That OCEAN BEACH INC, a corporation of the ate of New Jersey, party of the first part, for and in considerations whil money of the United States, to it in hand paid, at or before the sealing and delivery of these presents, by parties of the second part, the ceipt of which is hereby acknowledged, has bargained and sold, and by these essents do grant and convey unto the said parties of the second part, theirs, executors, administrators and assigns, one standard Ocean Beach model# trage. (Frame building. Docume and bath): Situate on leased premises. For Half Mann TO HALD the same unto the said parties of the second part, eir heirs, executors, administrators, and assigns forever, and do for its coessor or assigns, convenant and agree to and with the said parties of the second part, to warrant and defend the sale of the said house hereby sold unto e said parties of the second part, their heirs, executors, administrators, a dassigns, against all and every person and persons whomsoever.  IN WINNESS whereof, the party of the first part has caused these presents to signed by its President and the corporate seal to be heret affixed this wenty-second day of September One Thousand Nine Hundred fity-four one A NCTANY PUBLIC personally appeared FRED A. C. PEARL and made proof to satisfaction that he is the SECRETARY of OCEAN HEACH INC., a corporation the state of New Jersey, the GRANTOR named in the foregoing instrument;
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who of	at he well knows the corporate seal of said corporation; that the seal fixed to said Instrument is the corporate seal of said corporation; that the
of	id seal was so affixed and the said Instrument signed and delivered by EDWARD J. PATNAUDE
	o was at the date thereof the President of said corporation, in the presence this deponent, and said President, at the same time acknowledged that
1 00	signed, sealed and delivered the same as his voluntary act and deed, and
fr	the voluntary act and deed of said corporation by virtue of authority om its Board of Directors, and that deponent, at the same time subscribed his
nai	me to said Instrument as an attesting witness to the execution thereof.  That OCEAN BEACH INC. is the sole and absolute owner of the property
de	scribed in said bill of sale, and each and every part thereof, and has full
	ght to sell and transfer the same.  That the said personal property, and each and every part thereof, is free
an	d clear of any and all liens, mortgages, debts, and other enoumbrances or aims of whatsoever kind or nature.
	That the aforesaid corporation is not indebted to anyone and has no
in	editors, on this building. That there are no judgements existing against it any court, nor are there any replevins, attachments, or executions issued
ag	ainst it now in force; nor has any petition in bankruptcy been filed by or
	ainst it.  at this affidavit is made for the purpose and with the intent of inducing
de	Ocean Beach & Bay Club ,to purchase the property scribed in said bill of sale, knowing that they will rely thereon and pay a
go	ood and valuable considerations therefore.
AT	ORN AND SUBSCRIBED BEFORE ME ) OCEAN BEACH, N. J. THE DATE )
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## Q – How much is the annual lease?

A - The lease for the property under the clubhouse is part of the overall lease that OBBC has with the developer. The lease includes this property, plus the bay and ocean beaches. The annual lease fee is

\$10,000.

Q – When was the current clubhouse built?

A – The current clubhouse was built in 1952.

Q – Does OBBC own any of the bay beach recreation area?

A – In 1958, OBBC purchased several lots in the bay beach recreation area. If a line were drawn east to west from the flagpole on the bay beach, the club owned lots are north of that line. The playground is in this area on club-owned land.

Q – Was the clubhouse determined to be substantially damaged following Superstorm Sandy?

A – Toms River determined that the clubhouse was substantially damaged following Superstorm Sandy. Toms River sent the substantially damaged letter to OBBC at the street address of the clubhouse which does not have a mailbox, resulting in the letter not being received.

Q – When did OBBC find out about the substantially damaged designation?

A – OBBC was informed of the existence of the letter when it requested a permit to build the new playground, February 7, 2019.

Q – Could OBBC appeal the substantially damaged designation?

A – The deadline to appeal was October 29, 2018. Examination of the current clubhouse by our architect and engineer resulted in a recommendation to replace this structure. It is not financially prudent to spend money on the existing structure.

Q – Is the plan to build a 4,000 square foot clubhouse?

A – The preliminary plan is to build an approximately 2,400 square foot clubhouse that would include space for the club office. The current clubhouse and maintenance area are approximately 2,000 square feet. Space under the new clubhouse would be used for vehicle storage, storage of lifeguard equipment and picnic tables.

## Ocean Beach and Bay Club – New Clubhouse FAQs

Q – Would the new clubhouse conform to all Toms River building requirements and Federal requirements?

A – Yes, OBBC would work closely with Toms River to build a clubhouse that meets all necessary municipal and Federal requirements.

Q – Will there be an elevator?

A – Yes, the plan includes an elevator.

Q – How many parking spaces are included?

A – The current plan includes 24 parking spaces plus 2 handicapped spaces.

Q – How will we pay for the new clubhouse?

A – Funding for the new CH will come from several sources, over time:

Sale of the parking lot at West Bay View & Route	\$240,000
35 North (completed)	
Sale of office (proposed)	\$300,000
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Reserve funds	\$90,000
Renter beach badge increase	\$50,000
Fund raising	\$20,000
Assessment - \$300/member	\$300,000

Q – Can OBBC borrow money to pay for the new clubhouse?

A - As a 501(c)(7) (not for profit), we are unable to borrow money.

Q – Will the board consider sale of other OBBC property to fund the new clubhouse, in particular the

## Ocean Beach and Bay Club – New Clubhouse FAQs

parking lot at East Plover and Route 35 North?

A – The board will investigate whether the parking lot is a buildable lot and can be sold.

Q – How long will this entire project take?

A – This is a multiyear project. Our current estimate is approximately 3 years; however this is a preliminary estimate.

Q – How do members stay informed?

A – Email updates will be sent to member to keep them informed and special meetings will be scheduled as needed. There is also a page on our website that contains information regarding the New Clubhouse.

Q – Where can I see the preliminary plans?

A – The plans are included in the September 28th presentation located on the New Clubhouse webpage