

Ocean Beach and Bay Club – New Clubhouse FAQs

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:

Bill of Sale with Affidavit of Title

KNOW ALL MEN BY THESE PRESENTS, That OCEAN BEACH INC, a corporation of the state of New Jersey, party of the first part, for and in consideration of the sum of One Dollar and Other Good and Valuable Considerations lawful money of the United States, to it in hand paid, at or before the ensembling and delivery of these presents, by

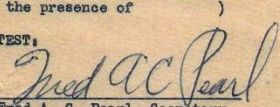
Ocean Beach and Bay Club parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do grant and convey unto the said parties of the second part, their heirs, executors, administrators and assigns, one standard Ocean Beach model cottage. (Frame building. rooms and bath). Situate on leased premises. (Bay Bathing Beach) Ocean Beach, Unit #3, Dover Township, Ocean County, N.J.

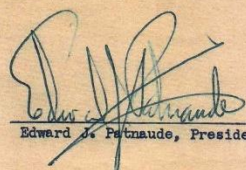
TO HAVE AND TO HOLD the same unto the said parties of the second part, their heirs, executors, administrators, and assigns forever, And do for its successor or assigns, covenant and agree to and with the said parties of the second part, to warrant and defend the sale of the said house hereby sold unto the said parties of the second part, their heirs, executors, administrators, and assigns, against all and every person and persons whomsoever.

IN WITNESS whereof, the party of the first part has caused these presents to be signed by its President and the corporate seal to be hereto affixed this Twenty-second day of September One Thousand Nine Hundred Fifty-four

Signed, sealed and delivered)
in the presence of

ATTEST:


Fred A. C. Pearl, Secretary


Edward J. Patnaude, President

STATE OF NEW JERSEY) SS.
COUNTY OF OCEAN)

BE IT REMEMBERED, that on this Twenty-second day of September Nineteen Hundred Fifty-four before me A NOTARY PUBLIC personally appeared FRED A. C. PEARL and made proof to my satisfaction that he is the SECRETARY of OCEAN BEACH INC., a corporation of the state of New Jersey, the GRANTOR named in the foregoing instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said Instrument is the corporate seal of said corporation; that the said seal was so affixed and the said Instrument signed and delivered by EDWARD J. PATNAUDE who was at the date thereof the President of said corporation, in the presence of this deponent, and said President, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation by virtue of authority from its Board of Directors, and that deponent, at the same time subscribed his name to said Instrument as an attesting witness to the execution thereof.

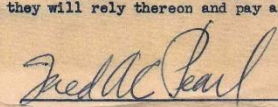
That OCEAN BEACH INC. is the sole and absolute owner of the property described in said bill of sale, and each and every part thereof, and has full right to sell and transfer the same.

That the said personal property, and each and every part thereof, is free and clear of any and all liens, mortgages, debts, and other encumbrances or claims of whatsoever kind or nature.

That the aforesaid corporation is not indebted to anyone and has no creditors, on this building. That there are no judgements existing against it in any court, nor are there any replevins, attachments, or executions issued against it now in force; nor has any petition in bankruptcy been filed by or against it.

That this affidavit is made for the purpose and with the intent of inducing Ocean Beach & Bay Club, to purchase the property described in said bill of sale, knowing that they will rely thereon and pay a good and valuable considerations therefore.

SWORN AND SUBSCRIBED BEFORE ME)
AT OCEAN BEACH, N. J. THE DATE)
AFORESAID



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

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\$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.

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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 35 North (completed)	\$240,000
Sale of office (proposed)	\$300,000
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

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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