



Ocean Beach and Bay Club
101 Sea Way
P.O. Box 245
Lavallette, NJ 08735 732-793-3798
info@oceanbeach3.org

October 24, 2020
Fall Membership Meeting
Location: Zoom Meeting Platform

Meeting was called to order by Monica Anton at 10:08 a.m.

a) Roll Call Trustees Present: Monica Anton, Janice Palmeri, Ashley Swartz, Brian Quinn, Sharon Andelora, Bob Bandel, Bob Garneau, Mike Hanney, Tom Zich Absent Frank Augustine

b) Reading of the Minutes

As the fall and spring meeting minutes were not mailed to those members who do not receive email, the minutes will be sent tout for approval at the Spring 2021 meeting.

c) Communications

Letter from Brian Mason - discussing selling of parking lots to generate revenue.

Letter from John & Marie Arout 3377 Heron Lane -discussing selling of parking lots.

Letter from Bobbie Mues – requesting the resignation of the President, Monica Anton and the Treasurer, Ashley Swartz for withholding personal and legal facts pertaining to the hiring of the employee from fellow Trustees.

Letter from Rachell Infusino -discussing the sale of parcel of land adjacent to 301 WBV.

Monica Anton statement, dated 10/23/2020

d) Financial Report (Ashley Swartz)

The 2021 Budget was approved. On-line-voting - 542, Paper votes -6 approved with .85.4% of voting .

Annual dues are \$711.00 per member per house. \$100 will be allocated to the CH Reserve Fund.

PPP was received and is not income. It will be reflected in the P&L.

The formal financial review was completed by the certified accountant firm, Corrado Financial and published on website and costs were cut by 70% in three years.

Bank balances total 1.1 million in five accounts. 713k is in reserve balances in an interest-bearing money market account. I have been discussing with member, Mr. Birdsall , member and CPA, the FDIC limits on accounts. Payroll system is fully automatic. A secure location on website will be provided to membership in near future to view minutes without individual passwords.

Committees

1. Beach Committee (Mike Hanney)

Nothing to report

2. Budget Committee (Ashley Swartz)

Nothing to report

3. Clubhouse and Playground Committee (Tom Zich)

The playground area has been opened for members only based on membership requests. The club house is closed for the season. • The plot Layout has been completed. Digital survey and layout is complete. Request for Cafra and DEP permits are in process. A motion to pay \$6000.00 for the permits is now being made.

Attached is the invoice from Kim Dixon Environmental Engineer. The plot layout (see attached) for the new club house as requested is 45 feet by 75 feet. We have applied for the largest area based on the input of our

environmental engineers. This can be reduced during the architectural phase and design phase if necessary due to cost restraints. I am still targeting the cost of the club house at a cost of an average of \$200/ per square foot. Note that a large area of the club house will be open space for activities games etc. Even the addition of the office area for the eventual replacement of the existing office will be walls only; minimum expense (maybe reduced to \$150.00 square foot in these sections). The most expensive portions of the club house will be the 4 bathrooms and elevator. The concession/kitchen still needs to be thought out as it may or may not be a major expense. The elevator is estimated at approx. \$60,000.

RFQ (request for quotation) from a minimum of 5 architectures for the building design are in process. A list of these firms will be forwarded with their proposal. While we entertain the final architectural and design, the intermediate step as originally laid out to specify ground and building elevations parking etc. needs to be started now. The original quotation from Governale and Barlow needs to be implemented. This invoice is attached and was previously approved. I would like this paid immediately. This cost is \$8500.00 this would end phase two and begin phase three final design/architectural concepts and general contracting and construction.

4. Grounds Committee (Frank Augustine)

Please check with Toms River as the pickup has changed from the Summer months.

5. Maintenance Committee (Brian Quinn)

The maintenance staff lead by supervisor Gerry Christensen and foreman Jimmy Palmeri have been doing an amazing job. They continue to make improvements while winterizing our community.

6. Membership Committee (Janice Palmeri)

Year to date there have been 46 new OB members. I would like to thank the Membership Committee for always being available and volunteering their time: Bobbi Mues, Brian Moran, and Sharon Andelora.

7. Nominating Committee (Janice Palmeri)

Bob Bandel, Asley Swartz, Sharon Andelora, Monica Anton, and Bob Garneau accepted the nomination for a new 2-year term starting 1/1/21.

8. Police Committee (Ashley Swartz)

No report provided.

9. Roads Committee (Brian Quinn)

Thank you to our amazing staff! Our roads are looking better than they ever have. We are currently exploring options to remediate issues on West Dolphin, East Crane, East Pelican, West Pompano, West Tarpon and West Kingfisher. Met with TRMUA to discuss lowering of manholes. A roadway improvement project is soon to be out to bid.

10. Social Committee (Dr. Sharon Andelora & Janice Palmeri)

Finished another successful summer season doing the best we could despite of the virus and the regulations as to crowd control, etc. Thanks to the Social Committee with Anne Dressler as social director and her staff, Nicole, Katie Rose, and Jules. They did a terrific job and were able to work together during events and keeping their working schedules amicable among them.

The red T-shirt program went very well. Selling the shirts during beach badge pickup was a total success and we will certainly continue to do so next year. Almost \$7000 worth of merchandise was sold during the two weekends. As of 9/7/20, \$13,369 worth of merchandise was sold. Our cost was \$10,682. There are still some shirts available for sale—however, not all sizes. Anyone who still desires a shirt or shirts should email Anne at ob3social@gmail.com.

We had a total of 5 bands at the clubhouse and one DJ on the beach. Next year, we want to add additional DJs to perform on the beach. The snack bar was open during the day. At first it was only packaged goods sold, but additional items were added during the summer. Final accounting was \$1200 collected with a cost of \$461.53. Breakfast @ the bay took place on Sunday morning: July 26 and August 30. \$378 was collected with a cost of \$120.49. This may be expanded to more dates next year.

We welcome any suggestions for next year.

11. Litigation (Monica Anton)

No report provided.

12. Alternate Dispute Resolution (ADR): (Monica Anton)

No report provided.

13. Construction Committee (Frank Augustine)

Construction report as of 9/22

Total permits- 76

Open permits- 45

Demolition-10

New homes- 7

Raised homes- 5

Revenue- \$7,210

Hardships:

There were 9 hardship applications applied for during the summer and 5 out of the 9 were approved.

14. Rules Committee (Sharon Andelora)

Nothing to report.

15. Cost Management (Bob Garneau)

No report provided.

16. Fundraising (Bob Garneau)

Benches - Please have your benches ordered prior to 3/31. Order form is on our website.

Locations Available - Boat Basin, Whale Creek, Walkways subject to availability.

Boards- Boards are available to order all year long .

Thank you to all those who have supported this program.

17. Boat Basin (Bob Bandel)

We rented 16 slips for a total of \$1600 for the 2020 season vs. 11 for 2019 season.

Five new benches have been installed at the boat basin via donations. One remaining bench to be installed in the spring and we will work with Bob G.

E mail sent to all club members who utilized a boat or jet ski slip that all boats and jet ski's need to be removed by 1 Nov. Water at boat basin to be turned off 2 Nov. If owner has a jet ski dock in the boat basin and plans to leave it in the water for the 2021 season they must pay a \$25 deposit, per slip, at the office by 1 Nov. This deposit will be deducted from their slip charge for the 2021 season. Otherwise they need to remove the jet ski dock and poles by 1 Nov.

Boat Basin details on the club web site have been updated. Maintenance did a great job with the initial boat basin clean up and additional cleanup work to commence in the spring.

Recommendations submitted and approved for the 2021 budget include solar powered lights; ramp improvement and initial silt clean up.

Please contact me if you are interested in participating in the boat basin committee.

Kayak Launch Site

The kayak launch site was open and fully operational as of 17 August. The site saw heavy kayak and paddle board usage and many appreciative comments from club members since it opened.

Recommendation submitted and approved for 2 kayak storage racks to be set up north of the playground for the 2021 season which will initially accommodate 32 kayak rentals. Kayak launch site details will be posted to the web site shortly. E mail to membership will be forthcoming with all details for the 2021 season My thanks to Karen Polito, Pat O'Shea and Tom Zich for their assistance as members of the Kayak Launch Site committee.

- Miscellaneous Reports

None

- Old Business

Brian Quinn would like to know the date that Monica Anton will be providing her Toms Rivers approved building plans.

Monica Anton read an uninterrupted response. Brian Quinn requested a copy of her response be submitted for the minutes. Monica will consider.

Janice Palmeri requested that the Trustees be accountable for their actions.

- New Business

Discussion on the sale of the parcel of land adjacent to 301 WBV. Trustees had voted previously on 75K with the deed restriction on mooring of boats on the lagoon side. Tom Zich added that the sale was offered to OB by

the Infusio's. OB did not offer it. OB disclosed the seller disclosure, which include the price and the deed restrictions and noted that the price is no longer a good price.

Brian stated that the parking lots are functional parking lots. Brian suggests no over-night parking in lots. Ashley stated that it will require staff time and patrol and security oversight. Monica asked for membership comments.

Tom made a motion to pay for the Kim Dixon proposal for permits for CAFRA of \$6000.00 for the new clubhouse. Monica second. Motion passes. Tom made a motion to pay Barlo Associates \$8500 for architectural design of the Clubhouse. Monica second. Motion passes.

- General Welfare - Chat questions

Member Birdsall wants all Trustees to be on video.

Karen Polito requests an email sent out to membership for opinions on parking lots.

Rachell Infusino recommends that Brian Quinn be removed from the board for inappropriate behavior.

Mike Hanney does not get Board approval for hires.

Rachell Infusino stated that no one will buy an unbuildable lot.

Beach ball playing did not pass, 2/3 votes are required to pass.

Member Birdsall- please advise when minutes will be posted on website. Brian Quinn all the minutes have been furnished to post. The minutes have not yet been posted pending a secure website. Brian stated that personal

information about members should only be posted to a secure website. Ashley stated the cost would be approximately \$7000. Brian - OB 2 has a general password for all members Ashley members can use a URL that is unpublished and unseeable and furnished to members only. Further discussion is needed. Ashley will have the cost & information available at next meeting. Tom- this can be done at a much lower cost.

Monica- semi-annual meeting in July and special Meeting of the May Clubhouse minutes are missing.

Brian stated the minutes have to be sent to members.

Ashley – 3-minute time for member comments.

Rachell Infusino- discussed deed restriction in the sale of the parcel of land adjacent to 301 WBV.

Request an odd number of Trustees on Board.

Robert Taylor – voiced his opinion on the hiring of an employee with a questionable background. Wants the Board to reconsider taking a vote to remove the employee from the position.

Donna – Was funds received from Covid and do we need to pay hit back? Monica - OB received just under 50k PPP, which was used for payroll. I am in the process of applying for forgiveness of the loan.

- Adjournment

Motion to adjourn made by Ashley at 1:46 p.m. second by Bob Bandel .