



Ocean Beach and Bay Club
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July 25, 2020

Semiannual Membership Meeting Agenda

Location: Zoom Meeting Platform

The meeting was opened at 10:04 am by President Monica Anton

Roll Call

Monica Anton, President; Janice Palmeri, Vice President; Ashley Swartz, Treasurer; Brian Quinn, Secretary; Sharon Andelora, Bob Bandel, Bob Garneau, Mike Hanney, Tom Zich, Frank Augustine

Reading of the Minutes

The minutes were not distributed to the members so the voting of the September minutes were tabled until the next meeting. Later in the meeting, the minutes were distributed with the letter to attend this meeting. Ashley made a motion to approve the minutes, seconded by Monica. Motion passed with all voting in the affirmative with Brian and Janice opposing the motion.

Communications - None

Financial Reports - Numbers as of 6/30

Only 19 Members with unpaid dues
YTD Operating Expenses approximately \$300,000
YTD Payroll approximately \$100,000 (1/3 of operating)
Concrete Walkways in Place
\$99,600 moved to reserve for CH
CH reserve >\$500k now; more than half way!!
Legal Fees and Insurance Costs on Budget or Below

Despite some additional staff requirements and expenses resulting from Covid, running on budget for every department; we have managed costs

Committee Reports:

Beach Committee (Mike Hanney)

Everything going well at the beach

Budget Committee (Ashley Swartz)

Expenses are in order according to our 2020 budget, even with the added expenses of Covid extra cleaning and other expenses.

Clubhouse and Playground Committee (Tom Zich)

All facilities at the bay clubhouse for summer 2020 are in use.

The clubhouse is typically open from 10:00 am to 5:00 pm. The facilities in use include the food concession area (sponsored by the social committee), the basketball court, playground and swing area, picnic area, restrooms, bay swimming, ping pong, skee-ball, bocce ball, and soda vending machine.

It is our intention to keep the clubhouse open until Labor Day or slightly beyond. We have staffed a full-time cleaning person to sterilize the bathrooms daily and have sprayed with germicide wherever possible. This is a hospital grade disinfectant.

This year some additions to the equipment have included: an electric hot dog roller, grill, and new basketballs and ping pong paddles. Next year will be the last year before the demolition of the clubhouse to make room for the new building therefore, we will have limited expenses.

The crabbing area/dock at the bay is also 2/3 complete. The maintenance department has done a tremendous job building this structure. Thank you!

New and in progress will be an area to launch kayaks at the bay. More details will follow, but be assured it will be a cost-effective project, initially about \$800, that will not interfere with any current activities and locations.

The Clubhouse provides free internet service, TV, and supports the bands and children's crafts and hobbies, and sales of tee shirts.

All in all, things are moving along very well - masks are required and are made available to those who don't have them. We maintain a safety standard to the highest level possible.

Grounds Committee (Frank Augustine)

Beginning of the season, we only had 69 ground infractions, which most have been rectified, compared to 170 from the previous season.

Please keep up with your weeds as the season goes on.

Remember to put your garbage bags in a can with a lid, so we can try to deter the seagulls from tearing it apart.

Maintenance Committee (Brian Quinn)

The maintenance staff lead by supervisor Gerry Christensen and foreman Jimmy Palmeri have been doing an amazing job. The highlights so far this summer include: the removal of the original dune fence that was buried by the Army Corp dune project. The rusted posts of this fence became extremely dangerous as they became exposed. The maintenance team worked very hard to safely remove this dangerous condition. The team also installed the walkway one shower and coordinated the additional concrete walkway installation.

Membership Committee (Janice Palmeri)

The members of the Membership Committee are Sharon Andelora, Brian Moran, Bobbi Mues, and Janice Palmeri. The Membership Committee's duty is to interview proposed new members and to vote on the suspension of members. Since January, there have been 8 New Member Meetings with 42 new members in attendance.

Nominating Committee (Janice Palmeri)

The duty of the Nomination Committee is to recommend nominations for Trustees.

Janice Palmeri nominated the current board members for reelection:

Sharon Andelora, Bob Bandel, Bob Garneau, Monica Anton, Ashley Swartz

Also nominated were members Kim Torsiello from 111 Tarpon and Daria Leidig from 117 Marlin.

Police Committee (Ashley Swartz)

Quietest summer to date per security staff on patrol

Issues with large gangs of minors addressed by TR with 9 pm curfew

Speeding remains an issue; we have placed additional signs

Social distancing has been respected by members

Significantly higher number of incidents on weekends with rules; issues remain to be alcohol, coolers, food and ball playing

Parking in our parking lots continue to be a problem

The Governor of New Jersey has lifted the mandate for mask wearing, therefore it is not a rule

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. A roadway improvement project was in the works when additional roadway problems were discovered. We ask for all members' patience while we work to remediate these issues.

Social Committee (Dr. Sharon Andelora & Janice Palmeri)

Activities at Clubhouse:

Arts and crafts, Monday and Wednesday, 10-12

Bingo for Kids, Thursday, 10-12

Movies on the Beach, Tuesday at dusk

Check the calendar at the beach walkways for special activities

Merchandise Sales:

Ocean Beach Merchandise are for sale at the clubhouse. Please email ob3social@gmail.com with your order and they will have it ready for you when you come to the clubhouse. Currently we have sold \$9265 worth of merchandise. The cost of merchandise was \$10,682. There are still some shirts left so don't wait if you want a 2020 shirt. Order your shirt today. There are short sleeve shirts, long sleeve shirts, and sweatshirts. The clubhouse is open from 11 am to 5 pm. The social staff is selling a few food items so check it out.

Concerts:

Concerts at the clubhouse are scheduled throughout the summer. Remaining concerts are August 1, The Estreet Shuffle Band; August 15, The Big Chief Band, and September 5, Black Rose Band. Bands will start at 8 pm.

A huge thank you to the social staff: Anne, KatieRose, and Nicole.

Litigation (Monica Anton)

The case against Gerbino and Decker is still ongoing. The public should have rights to the waterway. There are still "No Trespassing" signs on the property. Monica has talked with the police department and the police will not enforce the signs.

Alternate Dispute Resolution (ADR): (Monica Anton) – No issues

Construction Committee (Frank Augustine)

We have 48 open permits

6 hardships have been applied for

4 fines have been issued for work being done pass the deadline

* All construction had to be completed or ceased by June 15th. You can start again construction again after Labor Day. If you have an emergency, you may request a hardship case.

Rules Committee (Sharon Andelora)

There have been a few changes to the "Blue Book." These changes have been shared with the membership via email correspondence. The Blue Book on the website has been updated and will continue to be updated as changes are made.

Cost Management (Bob Garneau)

This year we automated our payroll system

We now have an automated expense system which helps allocate all our expenses

Thanks to Judy and Lisa for their help in this effort.

Fundraising (Bob Garneau)

The Reserve a Badge number with delivery service was a success with \$715 in revenue deposited into the Fundraising account.

2019 shirts and other merchandise is on sale at the clubhouse during clubhouse hours. Check it out

New buy a Bench orders are placed with the manufacturer. Due to the pandemic, the delivery is delayed until Mid-August. Thanks to the donors this year.

New Buy a Board for the Whale Creek walkway were placed in the walkway in June. This is a year-round program so feel free to send an email to fundraising@oceanbeach3.org with questions.

We would like to reestablish the fundraising committee, any volunteers to take the helm, please contact Bob me.

New Clubhouse (Tom Zich)

The construction of the new clubhouse is on schedule. We anticipate the demolition of the current club house to be on or about Sept. 2020.

There will be multiple phases that will take place during the process. They include:

Phase one-Surveying / plot layout/ permit submittal. **In progress on schedule**

Conceptualization/Architectural Plans/drawings/contracting

Demolition/grading/pilings/etc.

General contracting/selection of sub-contractors/framing/equipment etc.

The completion of phase one is required before any other steps can be fully executed.

At the present we will be reaching out with a survey for all of your ideas. This will include questions about such things as bathrooms, concessions, elevators, offices, color, etc. The list goes on, but will need to be semi-finalized by September 30, 2020. The more detailed we are with our preliminary plans the easier it will be to move into the secondary phases without doing things twice. We are going to move slowly as we should all have a say in the final product. You may be happy or disappointed, but remember the ***community will act as one*** and be transparent to all. The objective is to make the most beautiful and useful clubhouse possible for the children and adults and keeping within the budget, hopefully less than \$800,000. We have already budgeted this into the equation and once the sale of the office is completed in later 2021/22, these extra funds may or may not be used to enhance or finish the construction.

We have much work to do and will keep you in the loop- all major decisions will be made by the community along with the club house committee.

To date we have committed approx. \$40,000 to our engineering firms for DEP, Cafra, DOT, and the plot layout- of that \$11,000 has been paid out- All other money is in a private reserve account.

Boat Basin Improvement & Beautification Committee (Bob Bandel)

Objectives are to beautify, improve use and generate increased revenue.

Short term priorities include proposing solar powered lights around the boat basin, new benches, improving the boat ramp and developing boat basin requirements and FAQ's to be posted to our website.

Kayak Launch Site Committee (Bob Bandel)

Objectives are to identify a launch site, determine where and how to store kayaks and how to accomplish this in a cost feasible approach.

Short term priorities include the evaluation of possible launch sites, determine activities and timing, determine where and how to store kayaks, develop information for website and determine total cost

I want to thank Karen Polito and her team for the well-developed and presented Kayak Launch Site project presentation at our last board meeting

Old Business - None

New Business - None

General Welfare

Since we have 19 members who have not paid dues, what is being done to collect their dues? We are taking legal action to collect these fees. The sale of the Club office will not take place until we have a place to move our office. There was good feedback to the Code of Conduct that was distributed to you when you picked up your beach badges.

Adjournment

Ashley made a motion to adjourn the meeting, seconded by Monica. Motion passed.