

Ocean Beach and Bay Club

P.O. Box 245 – Lavallette, NJ 08735

Phone (732)-793-3798

Fax (732)793-6195

October 26, 2019

Fall Membership Meeting

Location: Kittiwake Firehouse

Trustees Present: John Sorrentino, Ashley Swartz, Lorraine Polakowski, Mike Hanney, Brian Quinn, Frank Augustine

Excused Absent: Monica Anton, Sharon Andelora, Bob Garneau

Meeting was called to order by John Sorrentino at 10:10 a.m. Roll call, introduction of Trustees, and Flag salute.

Reading of Minutes: John Soehl, 30 Dolphin Way, made a motion to waive reading of the minutes and to accept the minutes as written. Paul Dressler, 117 West Bay View, seconded the motion. The motion was approved by unanimous consent.

COMMUNICATIONS

none

Financial Report (Ashley Swartz)

Taxes are filed.

Financial review is posted on the OBBC website. Operationally, we have implemented QuickBooks online integrating our bookkeepers, accountants, bank, etc. for better transparency. Working to implement an online expense report program and working on an online payment program. There is a fee associated with credit card transactions 3% and a 1% fee for checks. Email invoices will be sent to you and you will have the ability to pay online. Asking for input from the members as to how they would like to proceed regarding payment, credit card and checks. The intention is to get the invoices out to members the first two weeks of January.

COMMITTEE REPORTS

Beach Committee (Mike Hanney)

Reported a couple of medical emergencies on the beach.

Thanks to the Membership for approving the budget. It was one of the most successful summers implementing the Rules. Credit goes to the Badge Checkers who were always polite even when confronted.

Lifeguard training was outstanding. Don and Marney have a strict approach and dedication to their jobs. Much thanks.

Security Committee (John Sorrentino)

Thanks to Rob and his team for the year long job they do to protect our community.

There will be an alert on the website to protect your homes the coming seasons. Put away your lawn chairs to prevent blowing and theft. Shut off your outside showers to prevent pipes breaking. Rob will be patrolling different hours as an element of surprise for anyone attempting any crimes.

Fundraising Committee (Lorraine Polakowski)

Rule 20M of the Blue Book was read to the Membership. Our balance in the fundraising account to date is \$33,503.12. Money will be used for the sole purpose of Clubhouse/Recreational equipment and activities.

Thanks to Pat O'Shea for her contributions and work on the fundraising committee. T-shirt sales topped last year's and thanks to Keith Krecicki who donated his time and expertise designing the shirts. We sold 20 Memorial Benches and approximately 18 boards for our Whale Creek boardwalk. Our Rental badge program brought in over \$15,000 in two years. Other activities such as Pirate Bingo, Paint Parties, weekly baskets all provided good profits. Thanks to Maura Kayal and Desi Desmarias for soliciting businesses to add to our baskets and door prizes. Thanks to Lorraine Dario and Paul Dressler for their contributions.

Other activities sponsored by Fundraising included Atlantic City trip organized by Desi, History night presented by Pat O'Shea, Pig Roast organized by Donna Drummond.

We purchased a new playground for ages 2-12. Because of our sandy surface by Code we were allowed only a 4-foot fall height. Bocce ball court was installed; much thanks to Steve Polakowski and his crew of volunteers. Fundraising purchased a Smart TV for clubhouse.

Social (Lorraine Polakowski)

Thanks to Annie, Katie Rose, Nicole, and Lisa, our social ladies, for an outstanding job. We increased the Clubhouse hours and adjusted them when needed. We added morning coffee and crumb cake and increased our menu selections. Thanks to Tom Zich who was always a phone call away when we needed the fryer serviced. We held our usual activities and added jewelry making and slime making, which were very popular. We offer a book exchange for adults and kids. Our end of the summer carnival was a huge success. Our ladies took care of the Clubhouse by sweeping the floor and taking care of the bathrooms, thereby saving the Club money so as not to outsource.

Building/Grounds (Frank Augustine)

1. There are 78 open permits for 2019. You must have a permit before any construction begins.
2. A reminder to cease all outside construction by June 15.
3. A reminder to keep garbage in closed containers. Do not leave out bags of garbage for the seagulls to attack and spread garbage.

Maintenance Committee (Brian Quinn)

1. Brian Quinn thanked OB maintenance personnel, Gerry, Jimmy and Alex, and said they had a great summer. They cleaned the beach, took care of the garbage. They replaced the sand under and around the Mobi mats.

2. Next year they will be putting concrete up to the Mobi mats and attaching the mats to the concrete. This is in the budget for next year.
3. Roads: They will be adding drains to Dolphin and Sandpiper.

Clubhouse (presented by Ashley Swartz)

Brief history was provided as to how we got to this point in time with the Clubhouse. Bottom line is by 2021 we will need to provide a Clubhouse as per the requirement of our Articles of Incorporation. We will consolidate operations by having a Clubhouse that will house social activities, maintenance, equipment, and the Club office. Selling the current Club office will help to fund the Clubhouse. We've estimated the Clubhouse build to be between \$800,000 to \$1 million. Our Clubhouse committee has been working since July and meeting biweekly. We held a special meeting for the membership. Next step is to meet with the attorney and plan the site of the clubhouse. We are approaching the process in a methodical, thoughtful way to ensure success and no money wasted.

The next 4 to 5 years we are making a significant capitol investment. A budget committee includes Vince Rapola and Jim who have worked with Ashley, our treasurer. The reserve budget went up significantly by \$260,000 from 2018 to 2019 as a result of the sale of a parking lot. Any sale of property will go into the reserve for the clubhouse. We estimate that we will need to ask the members for \$300,000 to \$400,000 for the Clubhouse over the next 3 years. The \$100 assessment is for the Clubhouse reserve. The budget is flat this year and the \$100 increase goes into the reserve for the Clubhouse.

Cheryl Franchino, 216 Bay View: Why was the assessment put on the bill? Why not sell the remaining parking lots before billing members? Response: We still need parking areas. We may need parking in the future for State mandates that may require all beaches to become public.

Member, 121 Kingfisher: How many properties do we own? Response: Frank Augustine believes there may be 2 buildable lots; however, this is still being explored.

Old Business

The secretary has cast one vote to approve those nominated at the Spring Membership meeting. The following were nominated: Frank Augustine, Brian Quinn, Mike Hanney, Janice Palmeri, Tom Zich.

New Business

We are not prematurely selling off properties.

Paul Dressler, 117 BayView: 1) We technically lease the beach owned by McDonough so does he have any responsibility? 2) Ortlely is researching seceding from Tom's River because of the school taxes going up. The Town is looking to get their money from our community. Seceding is something we should be looking into. Response: 1) Our responsibility as a community is to maintain the beach and walkways despite being on leased land. 2) Ashley Swartz indicated that she is forming a committee to look into seceding. Paul Dressler agreed to be on the committee.

Joyce Mollo, 20 Tarpon: Why wasn't the expenditure of over \$10,000 be brought to the Membership for a vote as per the Blue Book? Response: The Board has not spent any money. The budget is an assessment. This is part of a consolidated assessment (not a special assessment). There is nothing we are doing that is outside our mandated requirements. We have not spent more than \$10,000 on the Clubhouse. The Board is being proactive. Karen O'Neill clarified by saying that if the money is not in the budget, the Board cannot spend more than \$10,000. Clubhouse is now in the budget.

William Mullanaphy, 113 Amberjack: He was at the Clubhouse meeting and supports the Clubhouse build. His question had to do with long term financing. He belongs to non profit that has the ability to get a long-term loan. Why can't we? Response: Our Club is "not for profit" and that is the difference. We don't pay taxes.

Lynne Mielke, 107 Pompano: At the Clubhouse meeting it was indicated that renter's badge fees would be increased, but she doesn't see it in the budget. Response: That is a conversation that was held but the increase has not been decided on as yet mainly due to a function of timing. The commitment to the members is that rental badge increase will go toward the Clubhouse.

Karen O'Neill, asked question about a budget line item referencing the playground in the amount of \$26K. Response: This was a clerical error in recording. The correction is Roads Repair Drainage is \$26,800; General maintenance is \$35,587.11; Playground/Equipment is \$0.

Craig Keaveney, 22 Amberjack: Questioned why fundraising isn't presented on the balance sheet. Response: Fundraising is not a reserve account. This is a separate operating budget. Fundraising account is an Ocean Beach and Bay Club account. We have 5 different accounts: operating account, discretionary account, payroll account, fundraising account, and money market account. Balance sheet is on the website.

Ms. Salvatore, 105 West Pompano: Why is security going up every year and what do they do during the winter? Toms River police is available. Response: Security cost went down. There are attempted break ins. This is a community that we need to keep secure.

Gina Cancellieri, 103 Dolphin: We are blessed to have Rob and security. He is professional and called her regarding her flagpole during a wind storm.

Kevin Birdsall, 212 BayView: He wants to be sure we won't be short for any unexpected expenditure since we are focusing our funds toward the clubhouse reserve. Response: We will be lien but we feel we can stay in budget without asking for a special assessment.

We will be accepting online checks. Question is should we accept credit cards? Membership chose not to use credit cards because of the 3% per transaction fee. PayPal is more expensive.

Greg Rusnak, 38 Flamingo: Questioned insurance policies. Response: We have 5 policies. We had liability insurance on the clubhouse. The largest insurance cost was litigation post Sandy. Mike Hanney added that if we sell the Club office property, we save money on insurance and that would offset the cost to the Clubhouse property.

Betty Parslow, 101 Pelican: One way this club is losing money is that owners are renting their homes out privately through Air B&B, which they have a right to do. However, they are giving their owner badges to the renters. Response: Discussion is to number renters' badges. When they rent it should be advertised that they need to buy badges.

Maria Garner, 100 Marlin: Her neighbor doesn't get his house inspected prior to renting. Response: Call Tom's River. The house must be inspected before renting.

Craig Keaveney, 22 Amberjack: 1) questioned payment options Response: An informal survey of the members present agree to online checks with a minimal fee associated; no credit cards. 2) what's to be done about the missing dune grass? Response: This is Tom's River jurisdiction; 3) what can be done about the beach flooding? Response: Township of Toms River has a flood manager. OBBC has no responsibility for dune grass or criminal activity or flooding.

John Sorrentino recognized the work of Judy Baliman with the website and other functions.

Volunteers counted the ballots and the results were as follows:

2020 Budget	OLV	Meeting Ballot	Total	%
YES	337	18	355	69.2
NO	148	10	158	30.8
Total by Voting Method	485	28	513	

Allow Ball Playing

On the beach	OLV	Meeting Ballot	Total	%
YES	293	12	305	57.3
No	210	17	227	42.7
Total by Voting Method	503	29	532	

2020 Budget: pass

Allow ball playing on the beach: did not pass

Congratulations to Barbara G. who took home the fishing poles and \$25 gift certificate to the Crab's Claw.

Lorraine Polakowski made a motion to adjourn this meeting. Frank Augustine seconded the motion. By unanimous consent the meeting was adjourned at 12:05 p.m.

Respectfully submitted,
Lorraine Polakowski
Secretary