

## OCEAN BEACH AND BAY CLUB SPECIAL ASSESSMENT MEETING MINUTES

May 12, 2018

Location: Clubhouse at 9:00 a.m.

Ken Levine, President, greeted the Membership and explained the purpose of the special assessment. He added that Ocean Beach III and members are of one community, and we should unite for the betterment of the community. He addressed the personal correspondences he received: No contracts with any of the utility companies were signed for any promise of work. It was assumed that the water company would be paving the lagoon streets, but that was not the case.

This special meeting met the obligatory time requirements of notice and was held in order to take advantage of the contractor that was currently on site paving West Bay View. However, work was completed and the contractor has moved on to another location. Nevertheless, we asked for monies to repave the lagoon roads and pave Heron. Since this is an unbudgeted expense, we require membership approval.

Since Sandy, contractors with heavy equipment involved in the reconstruction of homes, upgraded gas, sewer and water lines have all contributed to the deterioration of the Club owned paved roads. The utility companies are only required to repair the trench area that they dug. Building contractors also contributed to the degradation of the roads with heavy vehicles.

Originally the water company's proposal was to pave the lagoon roads and only half of West Bay View from Rte 35 S to the beginning of the peninsula. Heron Lane was never part of any plans. We contacted the TRMUA since after Sandy they, along with the other utilities, did a lot of work on our roads. All the work was followed by the "patching" that they were required to do. We worked long and hard to get the TRMUA and NJ American Water to agree on a plan. The gas company refused to be a part of the project, and rather than have the project come to an end, the TRMUA and NJ American agreed to pave all of West Bay View. The negotiations between the two utilities resulted in agreement to pave the entire length of West Bay View and not the lagoon roads.

Most of the \$473,000 cost, now close to \$550,000, is being funded by the TRMUA. The water company has contributed approximately \$180,000 to the cost we are told. The gas company, nothing.

Proposal 1 will cost \$75,000 to repave Sunset, Teal and Moonrise. Proposal 2 to pave north Heron Lane will cost an additional \$20,000. The total cost to each homeowner is \$96.38 if both proposals are approved.

The Board will begin legal action against the gas company to make a contribution toward the lagoon project.

Going forward, all construction projects requiring heavy vehicles will be required to have an OB3 permit and to post a bond or cash deposit that will be drawn against to repair any damage they cause to the newly paved roads.

Questions from the Membership:

Gerald Collins, 3301 Moonrise: In the past there has been minimum work on paved roads, but there has been funding for sand roads. If the referendum is voted down, what is Plan B? Ken Levine indicated if that should occur, the funds will be added to the next budget and road paving will not get done this year.

Kathleen Pardalos, 225 Sailfish Way: Are we looking to hold contractors responsible for damages they may create with heavy machinery? Ken Levine indicated that moving forward we will be putting contractors and utilities on notice. They must post a bond and will be held responsible for any damages.

Brian Coady, 3333 Moonrise: Mr. Coady indicated that there is a 12x12 drain near his home in need of attention and will that also be addressed? Ken Levine said this will be addressed in the future once a decision is made as to what is the best remediation (e.g., retaining bowl, etc.). The cost may be \$10,000 per drain.

Thomas Spaun, 114 Cormorant: Mr. Spaun encouraged the members to vote yes. The roads in that area have not been paved in 40+ years.

Robert Taylor, 101 West Dolphin: Mr. Taylor suggested we eliminate all paved roads and make them all sand. Ken Levine said this would be an extremely costly undertaking.

Voting by ballot, email, and mail:

Proposal # 1

Pave Sunset, Teal, and Moonrise Lanes at a cost not exceed \$75,000. A vote of yes will result in an assessment not to exceed \$76.06 per lot owner or lessee, to be paid in 2 equal installments of \$38.03 due September 30, 2018 and June 1, 2019. This proposal stands alone and is not tied to proposal # 2.

Yes: 115                      No: 30

Proposal # 2

Pave north side of Heron Lane at a cost not to exceed \$20,000. This additional assessment will not exceed \$20.28 and will also be payable in two equal installments as proposal # 1 above. This opportunity is contingent upon proposal # 1 being approved but needs to be voted on as a separate assessment.

Yes: 95                      No: 45

Referendum passed on both proposals.

Respectfully submitted,  
Lorraine Polakowski, Secretary