

Ocean Beach and Bay Club  
Special Meeting  
Topic: New Clubhouse  
September 28, 2019  
9:30 A.M.  
Kittiwake Firehouse

The purpose of this meeting is to provide factual information to members regarding the status of the OBIII Clubhouse since it was deemed Substantially Damaged after Superstorm Sandy in 2014.

Trustees Present: Monica Anton, John Sorrentino, Lorraine Polakowski, Frank Augustine

Clubhouse Committee Members present: Monica Anton (Chair), Karen O'Neill, Stephen Polakowski, Rich Giordano, Frank Augustine, Bruce Lipkin, Doug Doolittle, Pat O'Shea, Jon Fellgraff, Donna Drummond, Manny Yozzo (Dave Cannarozzi, absent)

Introduction (Monica Anton)

This committee has met biweekly for the past three months. We are presenting this morning to respond to questions from the survey and dispel rumors regarding the new clubhouse build so that members can make an informed decision. We take the financing of the clubhouse very seriously. This is the first of a series of meetings on this topic.

The questions we ask are where we are and where we would like to be as a community?

Pat O'Shea presented via PowerPoint deck, which can be found on the OBIII website.

- The Clubhouse committee is comprised of a good mix of individuals with different areas of expertise
- Information gathering sources include Toms River Township Engineer & FEMA Flood Plan Manager Bob Chankalian, Township Attorney Ken Anderson, Township Administrator Don Guardian, Council Woman Maria Maruca, Stop FEMA Now George Kasimos, John McDonough, OBBC archives, Ocean County deed room, Najarian Engineering, Insite Engineering, LeChard Marine, Members, Trustees, Surveys, FEMA Website.
- This is a long process involving CAFRA Permits, DEP permits, TR Electrical permits, TR Utility permits, TR fire permits, Planning Board Approvals, Site Plan Approvals, Funding, Attorney Reviews, Soil Boring Tests
- In 1951, OBBC is incorporated and the Blue Book with the Certificate of Incorporation, Deed Restrictions and Rules is adopted.
- OBBC timeline shows that the current clubhouse was built in 1952.
- The current clubhouse is located on leased land.
- Yellow playground was purchased in 1995 with a 10-year warranty. After 21 years the damaged equipment was a safety hazard for the children.
- Fundraising raised \$50,000 to install a new playground. We applied for a Toms River permit to install it.

- Playground permit was denied in 2019 because the land with the clubhouse and clubhouse was deemed substantially damaged after Superstorm Sandy. This was discovered after the playground permit was denied.
- OBBC had no flood insurance on the building.
- We cannot reverse the substantially damaged status since the deadline to do this was October 2018.
- We have until October 29, 2021, to remediate or face fines of up to \$100/day.

Doug Doolittle professional engineer presented a diagram of the clubhouse area. This is in the very beginning stages and this is a preliminary site plan. He is working closely with Jon Fellgraff, architect. Storage for Club vehicles and lifeguard equipment will be under the building. Parking will be provided in compliance with Toms River requirements (1 parking spot per 100 sq. ft.). The Clubhouse is on leased property. The new playground is on Club's property and will not be in the way of the building. He has been in touch with the DEP and Toms River.

Jon Fellgraff discussed the clubhouse diagram. There will be storage for maintenance and lifeguard equipment. The Club office will be located in this building. There will be a meeting room with a 50-person capacity. Rendition was displayed.

Monica Anton: How do we raise the money?

- Sold the parking lot for \$240,000
- We estimate that we may be able to get \$300,000 for the Club office.
- Reserve \$90,000
- Renter badge increase to yield \$50,000/year
- Fundraising approximately \$20,000
- Members \$300 per lot, over time = approximately \$300,000.

#### Questions and Answers

Bobbie Mues requested that her letter to the Board be read at this meeting. Here is her letter:

Bobbie Mues  
23 E. Marlin Way

August 25, 2019

To Ocean Beach and Bay Club Board Members and General Membership:

I request that this letter and the attached letter of June 16, 2019 both be read by the Secretary at the Special Meeting of September 28, 2019 at the beginning of the meeting and not after a vote. This is due to the fact that I cannot attend and speak directly, and because my letter of June 16, 2019, with my list of questions pertaining to the proposed new Club House, has been acknowledged but NOT answered and then put on hold until today's meeting.

In addition to the attached letter I must address what I perceive to be an egregious, flagrant, and intentional ignoring of our documents (our Blue Book). This present Board

has no idea of how membership feels about the building of an \$800,000 Club House, how membership feels about selling off what you refer to as “vacant property” or our over-flow parking areas, and possibly our present office building; yet you have sold one of these properties without our input and **without a motion, a second, a discussion and a vote at a monthly Board meeting in accordance with Robert’s Rules.** THERE IS NO RECORD OF THIS MOTION OR SALE. This is in TOTAL violation of our rules and procedures. There is no provision in our documents allowing for a telephone/polling vote to become an official vote. (A Board member phoning in for a meeting cannot vote or make a comment; they can only listen in on the meeting.) Occasionally a conference call meeting has been scheduled in the past as an emergency must be dealt with. To sell the property on 35 NORTH was an illegal vote according to our documents.

There is mere mention of these sales in the minutes of May 10th when this was first brought up at a monthly meeting in any minutes...yet the property has been sold and closed on (September 10, 2019) and the majority of membership is learning about it here and now. Again, in the June minutes it mentions that under open session, a member in the audience suggested selling all the parking areas.

***May 10, 2019 Board Meeting Minutes***

***COMMITTEE REPORTS:***

***Clubhouse and Playground***

***1. Brian Quinn has been exploring a 4000 sq. Ft. Building (approximately \$800,000.00). There was a discussion regarding property assets and the possibility of selling off some real estate to help fund the project. Pat O’Shea will explore a title search for property Bayview Drive and 35 North (vacant lot).***

A lot has happened since the May 10th Board Meeting; all done without Membership’s knowledge, input, or proper vote.

Membership owns the Club’s assets, it is their property and money you are making these big decisions with. Membership must demand details, accountability, and above all transparency. Members must also demand that the Board of Trustees adhere to proper procedure and the Club documents.

Thank you for accommodating my request,

***Questions to the Bd. of Trustees:***

1. Provide information and facts from the professional/consultant report determining condition of the existing Clubhouse.
2. Is raising and renovating the existing Clubhouse still an option?
3. Did we sign away that option when getting the permit for the new playground?
4. Did we agree to demolish the existing building at the time of the playground permit? If so, what gave the Board the authority to do so?
5. The rendering that was shown at the Spring meeting was just that; there were no interior specs. Shouldn’t a committee of both Board members and community members be formed to study and determine what the Club needs?
6. WHO owns the existing Clubhouse? This MUST be determined legally before ANYTHING can be planned.
7. How can you propose the cost of a new Clubhouse without knowing the requirements?

8. What are the Toms River requirements; codes, variances required, building usage, parking requirements, buildable area due to flooding, ingress & egress requirements, room capacity ?
9. What are the FEMA requirements?
10. What are the CAFRA requirements?
11. Can a parking lot be paved and blacktop in the flood area?
12. An elevator is required and cannot be at ground level due to flooding, how will the elevator be accessible?
13. Can the Board legally sell OUR property without membership's vote?
14. Why is this project being rushed when we have a year and a half to "demolish"?

Bobbie Mues

Responses to correspondence:

- Based on review by the committee's architect and engineer, we do not recommend raising the existing clubhouse as it is not cost effective.
- OBBC did not sign away options by obtaining the playground permit.
- OBBC owns the Clubhouse, which is on leased land.
- The Board can sell OBBC Property without a membership vote.
- All current building codes will be met with new structure including an elevator.
- This will be a multi-year project.

Questions from the membership in attendance:

Bill O'Shea, 37 E. Amberjack: Since we own the land and the office, he feels that \$300,000 is too low a price for the property. Answer: Monica Anton said that we would get the market value and the best price.

Richard Decker, 129 Albacore: Can we finance for 10 years? Answer: No, we cannot get a loan as a "not for profit."

Brian Nelson, 3321 Teal: Can we sell another lot (Plover and Amberjack east)? Answer: Must determine if it's a buildable lot, then take that under advisement as a way to raise funds. Why limit the building to 2400 sq. ft. Answer: To keep costs down. Can we build it with 2 stories? Answer: No, we must adhere to the deed restrictions.

Joan Carroll, 106 Cormorant: Will there be a full kitchen? Yes. How many parking spaces do we need to have? 24 spaces and 2 handicapped.

Karen Brodbeck, 3289 Heron: Concerned about traffic in the area. Answer: We are going to the State to see if we can have another entrance. How late will the clubhouse be open? 10:00 p.m.

Dorothy Hayes, 105 Pompano: When do you think all the legalities will be completed and why are we paying \$300 now? Answer: it would be in a dedicated account. People seem more agreeable to \$100 a year for 3 years.

Bob Casey, 115 Dolphin Way: Discussed parking lot at Plover and 35 N. He believes it is a buildable lot. We'll research this.

Susan Sartoretto, 126 Amberjack: Complimented all the committee members. She reported safety issues crossing Rt 35 South to get to the Clubhouse. How much is the lease for the Clubhouse? \$10 per household covers the beach lease, bay beach lease, boat basin.

Lisa Wilson, 118 Marlin: What is the maximum capacity for the meeting room? Maximum capacity for the meeting room is 50. This does not cover office, kitchen, and rest rooms. Questioned mechanics...forced hot air. Hasn't been designed yet. Possibility of renting the clubhouse out to make money.

Keith Kreciki, 310 West Bay View: He a design specialist. He feels the website needs work. He wants the Board to be open to more people contributing. We need to change the way things are done.

Dorothy Donoghue, 120 Cormorant: Question about the square footage. Rather than going up can we go wider? What's the height and use of underneath the clubhouse? Maintenance and lifeguard storage and picnic area will be under the building. Natural fence would be nicer than a privacy fence. She appreciates this venue for questions and answers.

Irene Schiffer, 104 Swordfish: She feels we should sell the parking lots before the Board asks for any more money.

Nancy Andrews, 106 Sandpiper: Please address the Public Trust Doctrine that demands bathrooms and parking. The Department of Health has ordered Chadwick Beach to provide public bathrooms, and Chadwick will comply in 2020. We believe OB3 has not been contacted to provide public bathrooms because we have them at the current clubhouse. Asked that we do not sell more parking lots until we understand these requirements. We will need some parking areas as well. Committee will see if additional parking can be provided in the clubhouse parking lot.

Joyce Mollo, 20 Tarpon: Toms River told her it is difficult to go beyond the current clubhouse footprint. Current drawing is preliminary. Clubhouse committee will work with Toms River. Next step is a preapplication meeting to determine actual permitting.

Nancy Falk, 20 Marlin: Has a question about the footprint. Has anyone looked into the cost of a variance and the cost of new drawings? Doug Doolittle addressed. We will overlap the footprint of the existing building and we will be looking into variances.

Deidra Nosal, 22 Albacore: Concerned about sale of parking lot on East Albacore as cars are already extending into the street due to limited parking space on small lots. Addressed Safety issues regarding parking spaces.

Mary Crowley, 103 Marlin: Questioned a meeting room for 50 people. Is this suitable for the functions we hold? It is 750 sq. ft. just for the meeting room, which is larger than what our current clubhouse provides.

Craig Keaveney, 22 Amberjack: How much of the bay beach do we lose to parking? Before we lose more parking spots by selling additional lots, need to determine how we accommodate or gain spaces at the new clubhouse. How much of the parking would offset how much of the parking we lose and can we have overnight parking? Are we opening the door to day-trippers? Day-trippers can buy badges on the beach. Bruce Lipkin suggested parking by the new bulkhead.

Betty Parslow, 101 Pelican: Overnight parking at the clubhouse will be the same people who currently hog the parking spaces.

Andrea Mansfield, 103 Pompano: Feels we should be able to have a general meeting at the clubhouse. The maximum capacity for the meeting room is only 50. Monica said that it is not cost effective to build a bigger building just to hold 2 meetings a year.

Mary Clark, 21 Marlin: Another \$300 is a lot, especially since after sandy. Could this be phased in over several years rather than all at once? The answer is yes.

Gina Cancellieri, 103 Dolphin Way: Thanked everyone. Question is financial. Have we planned how much it's going to cost the club for professional planners, legal fees, application fees. Do we have a projection? How much will it cost for a contractor to build the building? Answer: The Committee has included the cost for professional services into their planning; estimating on the high side to avoid a bad surprise later. We are working on getting precise figures. We know the whole project may cost \$800,000 to \$900,000.

Craig Keavney, 22 Amberjack: Consider modular? Answer: When modifications need to be made, it can get costly.

Lorraine Polakowski  
Secretary