

Ocean Beach and Bay Club  
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July 9, 2021  
July Board Meeting Minutes  
Location: Zoom Meeting Platform

The meeting was called to order by Sharon at 8:02pm.

**a) Roll Call**

Sharon Andelora - President, Brian Quinn - Vice-President, Janice Palmeri - Secretary, Ashely Swartz -Treasurer  
Tom Zich, Frank Augustine, Bob Garneau, Monica Anton, and Mike Hanney.

**Absent** - Bob Bandel.

**Quorum established.**

**b)Agenda**

Sharon made a motion to accept agenda. Second by Monica. **Motion approved.**

**c)Reading of the Minutes**

Janice made a motion to accept the June meeting minutes. Second by Sharon. **Motion approved.**

**d) Communications**

None

**e) Financial Reports**

**Treasurer:** (Ashley Swartz)

attached: P&L, bills paid, bank balances (Kearny remains unchanged from last month) financial review is almost done. Ashley made a motion to pay bills. Second by Sharon. **Motion approved.**

**Committee Reports:**

**1.Boat Basin/Kayak:** (Bob Bandel)

Boat Basin- New lights have been installed. 17 slips have been rented for 2021 season. We also are allowing Jonny boats at \$100 per slip and kayaks at \$50 per slip.

Kayak Launch Site -The first season has been a total success with all 54 kayak storage racks rented and paid for. We have eleven members on the wait list although we will not be building any additional kayak storage racks for the 2021 season. We also have 41 members who have paid \$10 and received their decal to use the launch site for the season. The second rinse station has been added and is operational.

**2.New Clubhouse:** (Tom Zich)

We will need to discuss an issue regarding the historical importance of the current clubhouse since it is greater than 50 years old.

**3.Maintenance:** (Tom Zich)

Louie, Joe & Dante - hired part time .

Propose to purchase a new Security vehicle for 2022 season. Need a new beach vehicle and would consider using the old one for the maintenance team. Current costs for vehicle maintenance- Seaside Park Service Center- \$800 pickup truck, \$1700 security truck and \$600 for power steering in pickup truck.

**4.Roads Committee:** (Brian Quinn)

Kingfisher work was completed in one day. Tarpon is feed by an infiltration pit which Dolphin, Bay View, and Kingfisher lead to. Two surveyors will provide quotes before anything can be replaced. Gas Company work in progress. Unable to obtain fill for roads, researching a gray stone.

**5. Construction/Grounds:** (Frank Augustine)

As of July 9th: 76 Permit applications- 28- 2020 Open Permits, 32-2021 Open Permits 1- Demo, 6- New homes, 3- Raised homes, \$5,490 Revenue, Hardships: 9 Approved:9

**6.Fundraising:** (Bob Garneau/Monica Anton)

Fundraising still has hats, towels, totes and candles for sale. Orders once filled can be picked up at the office. Benches to arrive in approximately 3 weeks, paying extra for a liftgate delivery and extra slats and bases ordered.

### **7. Beach: (Mike Hanney)**

Lifeguards continue training on Medical Emergencies (diabetic, cardiac, wound care, heat). Lifeguards performed a training for a Code Red Emergency and have performed many water rescues already this season with the large sandbar and uneven ocean floor and rip tides. Badge Checkers continue to be harassed verbally and very aggressively. I want to make it clear they are allowed to look at their phones and read a book. Members are always welcome to volunteer and help the badge checkers with security. I'm embarrassed by the way these employees have been treated every year since I've been on the board.

Lifeguards Tournament will be held on August 7, after the beach closes.

### **8. Social: (Sharon Andelora/Janice Palmeri)**

Janice thanked everyone who participated and made the OB flag raising celebration a nice event. A special thank you to the bagpiper, Tim Clinton, the vocalist, Alivia Clark, and the lifeguards for attending the 4th of July ceremony and flag raising. The winner of the Design Shirt contest is Betina Bandel. The tank shirt will be available to purchase for \$20 by the end of next week. A new order of 2021 shirts will also be available by the end of next. Please purchase the shirts at the clubhouse. The Social Schedule is listed on website, keep checking for additions.

### **9. Membership: (Brian Quinn)**

There was 3 New Member Meetings held in June. Brian made a motion to re-instate the following OBBC members: Gerbino-financial, Deckert- financial & grounds, & Pavone-financial. Second by Janice. **Motion approved.**

### **11. Security: (Ashley Swartz/Bob Bandel )**

Security log update for weeks 1 & 2 recap. Top incidents: vehicle in road: 69, property violations: 16, neighbor complaints: 10, vehicle no permit in overflow, violation issued: 9, trespassing: 6, road complaints: 3, clubhouse follow up: 3, misc: 14. Quite a few members have been complaining about trucks parked in the overflow lots. Security is checking all overflow lots several times a day and everything is okay. I want to highlight the overall parking guidelines as outlined in the Blue Book: >> SECTION 3:>> (a) NO PARKING of trucks larger than panel or pick-up shall be permitted on residential lots. Trucks of mechanics or suppliers while repairing, building or supplying cottages are permitted during daytime, but not overnight.

### **12. Nomination: ( Janice Palmeri).**

Nothing to report.

### **13. Legal: (Monica Anton)**

PPP Loan has been forgiven by the SBA. Board voted not to accept settlement -Manganaro

### **14. Other Points of Interest:**

Food concession -F'real shakes a big hit-Ice cream is from Jack and Jill in 5 flavors- to choose, chipwich sandwiches & flavored ice and snow cones. A new set of horseshoes also provided.

The Black Rose Band will perform on Saturday, July 10<sup>th</sup> at 8pm at the Clubhouse.

### **Old Business:**

None.

### **New Business:**

Ashley made a motion to add OB Employees to Rule 8M second by Sharon. **Motion Approved.**

Rule #8M. By-Law Article 11, Section 2 says: "All guests and visitors and/or cottage occupants of Club members shall be known as 'Guests' and all members of the Club shall be responsible for all of their 'Guests'." This shall mean that any member(s), guest(s), or relative of member(s), who by vandalism, or otherwise causes damage, injury or annoyance, to person or property of other member(s) **and of Club employees**, shall be considered to be acting against the general welfare, property rights and enjoyment of the other members and residents of the community. Members in addition to his or her own acts shall be held responsible for the acts of his or her guests, relatives, and/or visitors. The Membership Committee shall, upon  $\frac{3}{4}$  vote of the committee, in accordance with By-Law Article 5, Section 6, suspend the membership of the member(s) deemed responsible for the above-referenced violation after offering 22 alternate dispute resolution. The Club also reserves its right to seek judicial intervention for violations proving a hazard to the health, safety and welfare of the occupants of the Club and/or prosecute for damage to person or property of the Club.

Ashley made a motion to add a late fee to Rule 12M second by Bob G. **Motion Approved.**

Rule #12M. Article 5, Section 6, paragraph four of the By-Laws states: "SUSPENSION OR EXPULSION OF MEMBERSHIP. Membership shall, upon  $\frac{3}{4}$  vote of the Membership Committee and  $\frac{3}{4}$  vote of the Trustees be

suspended or expelled for such violations of rules, regulations or restrictions as the committee shall decide. Any member whose dues remain unpaid either wholly or in part, as of April 1st of any year shall be considered in delinquency, **incur a \$50 late fee** and shall have his or her membership suspended not later than May 1st of that year. Such members shall be notified in writing of his or her suspension or expulsion and all occupants of his cottage or cottages prevented from the use of the beach or other Club facilities until the suspended member be reinstated by  $\frac{3}{4}$  vote of the membership committee and  $\frac{3}{4}$  vote of the Trustees.” To further clarify this portion of our By-Laws, it is a policy of the Club that all members are liable for their dues and/or assessments whether or not their membership is suspended. Should such dues and/or assessments not be paid when due, such arrearages shall be cumulative with interest at the rate of 8% per annum. This shall also apply to any property where the member has failed to apply for membership or has been denied membership for any reason. Members in violation of Deed Restrictions, By-Laws and/or Rules, will receive written notification describing the violation and what needs to be undertaken to correct the violation within a specified timeframe. Members should contact the Club office to notify the Club that the violation(s) has been corrected and request a follow up reinspection within 14 days. The Membership Committee shall not act on any membership application until all arrearages against any property are paid in full.

Historical value of club house will be examined by the CH committee.

Brian requested the resignation of Monica Anton due to her admission of guilt submitting fraudulent building plans to OBBC.

The next Board of Trustees meeting will be held on Friday, August 13th at 8 pm via Zoom.

Meeting adjourned at 8:38pm.

**Chat questions followed:**

Maura Kayal- ? pop up shop in OB- Per Ashley- send email to office with information and she will research.

Rachel Infusio- 301 WBV – cars and a jet ski trailer on her empty lot – Per Ashley contact TR police, per Sharon post no trespassing signs on property.

Maura – Make late payment more than \$50.00.

Wayne Henrich- Sent an email referencing Badge Checkers reading books while being paid. Per Mike Hanney – he is in charge and that is allowed. The Badge Checkers patrol from the back of the lifeguard chair to the beach entrance.

Minutes taken by Janice Palmeri, Secretary. 37 participates