

# Ocean Beach and Bay Club

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August 14, 2020

Board Meeting – Minutes

Location: Ocean Beach and Bay Club, Club House

Meeting called to order by Monica @ 8:12 p. m.

**a) Roll Call**

**b) Trustees Present by telephone:** Bob Bandel, Monica Anton, Tom Zich, Janice Palmeri,

**c) Trustees Present by telephone:** Bob Garneau, Sharon Andelora, Mike Hanney

**d) Reading of the Minutes**

**e) Monica made a motion to approve May & June 2020 minutes. Second by Sharon, Vote 7-0 Motion passes**

**f) Communications**

(i) Received a call from a member who claims Joe Bruno is his stepfather/father-in-law . This called never left his name but threatened Monica and the board members. The caller was incredibly angry and claims security has been selectively targeting him. He never states the reasons why but continues to mock them, the job they do and he better not ever see them again.

(ii) A caller named Bill called into the office and left a profanity laced call claiming he lives in OB3 year-round and he is tired of security messing with him. He warns Monica one last time that should she not due her due diligence he will spend money and burn this club and security down that she needs to step up and do the right thing.

*i. These are two vm's received on 7/19 from a "member identifying himself as Bill" of a profane and threatening nature that have been reported to the Toms River PD.*

Pat O'Shea – Walkways- Monica will investigate and report at a later time.

**g) Financial Reports**

Treasurer

- Paid bills: utilities, payroll, various bands, waste management
- bank balance attached
- accounts not yet reconciled due to payroll issues; bank funds held, which caused payroll accounts to be held. all is resolved
- bills will not be paid without an invoice

- Sharon made a motion to pay bills. Second by Tom, Vote 7-0 Motion passes

Deposits	Available Balance	Today's Beginning Balance	Pending Transactions
Operating Account > x0681	\$312,497.85	\$312,497.85	\$0.00
Payroll > x0699	\$29,741.81	\$29,741.81	\$0.00
Fundraising > x0909	\$41,229.56	\$41,229.56	\$0.00
Debit Card > x8450	\$7,739.91	\$7,924.79	-\$184.88
Money Market > x5452	\$825,441.98	\$825,441.98	\$0.00
<b>Total</b>	<b>\$1,216,651.11</b>		

**h) Beach Committee (Mike Hanney)**

Beach is running smoothly. Unhappy how members speak to Beach Checkers. Chadwick member used inappropriate language.

Chadwick member disliked roping between OB & Chadwick beach and were verbally abusive. Chadwick president, Jay Vento called Monica- apologized and donated \$50 for water and drinks. He advised that this behavior does not reflect Chadwick's general membership.

**i) 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.

**j) Maintenance Committee (Brian Quinn)** The maintenance staff has been busy maintaining all club properties.

**k) Membership Committee (Janice Palmeri):** Two New Member Meeting conducted with five new members in attendance Janice made a motion re-initiate members Kaylor – financial & Durham - financial & grounds Second by Bob B Vote 7-0 Motion passes MC

voted NOT to SUSPEND members for Inappropriate Behavior - Chris Nudo Bonita 107 & Mark Nudo - Pompano

- l) Nominating Committee** (Janice Palmeri): Nomination Acceptance Forms to be mailed to the five existing boards members and the two members that were nomination at the Spring 2020 member meeting.

- m) Police Committee** (Ashley) Nothing to report

- n) Roads Committee** (Brian)

The tropical storm was rough on the roads with heavy flooding. We are working to restore all roads

- o) Social Committee** (Sharon Andelora)

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

Ocean Beach Merchandise are still for sale at the clubhouse.

The clubhouse is open from 11 am to 5 pm. The social staff is selling a few food items so check it out.

Remaining concerts are August 15, The Big Chief Band, and September 5, Black Rose Band. Bands will start at 8 pm.

We would like to thank the trustees and their staff that helped with the Estreet Shuffle Band. Not knowing what kind of crowd, we would have, we were prepared to handle the crowd with the social staff, badge checkers and security. Things can go so smoothly when everyone works together. Thanks to all. The Big Chief Band Saturday 8p.m. will preform at the Clubhouse

- p) Litigation** (Monica Anton)

Gerbino/Deckert v OBBC:

RE: Portion of beach on WBV drive Plaintiffs claim is theirs, where they have posted No Trespassing signs. Our position is that this strip of beach belongs to the State of NJ and that,

under the Public Trust Doctrine, Plaintiffs have no right to interfere with the use of that beach to access the Bay.

In the initial court case, the State did not reply to assert its ownership, so there was no determination made in that regard. The court, however, denied our motion to compel Plaintiffs to remove the No Trespassing signs. We have appealed that decision.

The Appellate Briefing was completed on July 20, 2020 and we are waiting for the Court to set a date for oral argument of the Appeal. We anticipate that a date for oral argument will be set for some time in October. We have also notified the Attorney General's office, and the TRPD, the latter saying they will not enforce any trespassing complaints from plaintiffs.

Collections Report (attached):

- Cattafi is being updated as to the status of the BK.
- Deckert (246 and 258 WBV) Request Board agreement to file a Money Judgement complaint on both properties. This is the first step to ultimately garnishing wages and/or levying bank accounts in order to obtain the money owed. All fees will be assessed to the member.
- Gerbino: Money Judgement complaint went unanswered so now we will ask the court for a default judgement so we may garnish wages and/or levy bank accounts.
- Manganaro: Request Board agree to file a Money Judgement complaint, as member has refused our counteroffer.
- Scheibner: Complaint had to be amended as it listed Patnaud. Will provide further status at next Board meeting.
- Urszulak: Member answered the Money Judgement complaint, and we are following up with clarifying questions.
- Monica motion to move forward with the money judgement for Deckert and the default judgment for Gerbino. Second by Bob B - Vote 7-0 Motion passes

**q) Alternate Dispute Resolution (Monica Anton)**

No ADR issues to report

**r) Construction Committee (Frank Augustine):** We have 48 open permits 6hardships 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:

**s) Rules Committee (Sharon Andelora)** Nothing to report

**t) Cost Savings (Bob Garneau)**

- (i) Please make sure you allocate all your expenses Would like volunteers to assemble benches and complete bay boards

**u) New Club House (Tom Zich)**

Playground and Club house Open

Water is now available for Kayak washing- awaiting kayak committee to open launch area at bay beach.

New Club house-

Phase one plot layout proposal process completed and site survey now completed. Phase 2 started.

Plot layout being consider to include largest area for new club house, parking and access. Request to the membership asking for ideas for new club house will be going out. Steve and Pat to compile a list.

Attached is the newest zoning from Toms River. This includes a new zone for the whole bay area.

On schedule !!!!! Survey and Topographical surveys completed

**v) Boat Basin and Beautification (Bob Blandel)**

Objectives are to beautify, improve use and generate increased revenue

Short term priorities:

-Install 15 solar panel lights around boat basin. Cost \$800

-Improve boat basin ramp. Cost \$1500

-Secure donations to secure two new benches for boat basin. We currently have three new benches and one on order. Total # benches at boat basin are six. Work with Bob G.

-Clear trees and bushes along Rt 35 south

-Scoop out sea weed from corners of boat basin

-Maintenance to clean seed weed around boat basin when boat basin floods

-New signage at boat basin. Cost TBD

**Kayak Launch Site Proposal**

Objectives are to identify a launch site, determine where and how to store kayak's and how to accomplish this in a cost feasible approach- Permit decal

See kayak launch site action plan attached

## **Miscellaneous Reports**

- a) Old Business**
- b) New Business**
- c) General Welfare:**
- d) (Adjournment)**

*Motion to adjourn at 8:56 p. m. made by Monica Seconded by Janice Vote 7-0 Motion passes.*