

# Ocean Beach and Bay Club

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February 21, 2020

Board Meeting Agenda

Location: Ocean Beach and Bay Club Office

8:07 meeting called to order by Brian Quinn.

## a) Roll Call

Trustees Present: Monica Anton, Ashley Swartz, John Sorrentino, Tom Zich, Janice Palmeri, Frank Augustine, Bob Garneau, Sharon Andelora (by phone)

## b) Reading of Minutes

Motion to waive reading Ashley Swartz second Frank Augustine Motion Passed.

Motion to accept minutes Ashley. Motion Passed.

## c) Communications

Received a bylaw change from Bruce Lipkin. (Attached)

## d) Financial Reports

*Motion made to pay attached bills made by Ashley Swartz, second by John Sorrentino. Motion passed.*

1. Implementation of [bill.com](http://bill.com) and [receiptbank.com](http://receiptbank.com) in process
2. Awaiting concrete quote to follow up on my action items from last month's meeting in regards to walkway maintenance
3. Heard back from Donna Drummond who clarified she is not interested in co-chairing the fundraising committee with me and I therefore will **not** take on the fundraising committee lead on the board
4. 2019 expenses are final, but need to be reconciled for final financials. The attached are preliminary. I will work next month to finalize 2019 financials.
5. 1099s are filed and complete
6. All insurance policies are renewed and coverage is in place

Financial documents provided are attached.

Ashley shared a letter from R.K. Hughes regarding insurance. (Attached)

John seconded that sentiment.

Janice also agreed with that sentiment.

Monica agreed.

**e) Committee Reports**

**1. Beach Committee** (Mike Hanney)

No report provided.

**2. Budget Committee** (Ashley Swartz)

Nothing to report.

**3. Clubhouse & Playground Committee** (Tom Zich)

First, I am defining my responsibilities as the club house and playground manager as I understand them. Any corrections or changes in my interpretations of these should be brought up at this meeting.

I will not be involved with any social functions other than to offer support! I will need scheduling of all activities I need to help in this area.

1. All equipment maintenance and inspections will be my responsibility
2. All new purchases will be my responsibility and presented to the board for approval.
3. **The budget required** to support the clubhouse is my responsibility. This would include and employees if required or for labor such as bathrooms, building, materials etc. To be approved by board.
4. Obtaining board of Health Cert.
5. Bathroom maintenance

**Current status**

As of this day the following is in process

New ac in Kitchen was installed- This was a donation / cost to install 18.00 (small parts)

Lock combinations have been changed

Storage area for social supplies in process

Fire extinguishers, fryer to be inspected April 8<sup>th</sup>. Will require a check

New movie screen apparatus (allows screen to be operated by one person)

**Wish list:**

New equipment: Purchase hot dog roller, Pretzel warmer, F'real shake machine.

New Club house: We are ready to move forward to DEP/CAFRA and TR permits

Need to approve two proposals for initial permits. \$1,400.00 and \$4,000.00 per approval of club house committee. See "**OBIII Club house**" project plan.

**4. Grounds Committee** (Frank Augustine)

May 15<sup>th</sup> and May 16<sup>th</sup> will be the inspection days.

**5. Maintenance Committee** (Brian Quinn)

Replaced the front frame of the Bobcat, what is known as the "Bob-Tach". This apparatus allows the operator to hydraulically switch front attachments while remaining in the cab. T

It's been cracked and broken for almost a year and it would take two workers 15-20 min to manually remove and replace the attachments each time so we ordered a new one.

Bobcat had quoted us a figure of \$1800 labor to come down with a trailer, pick up the machine, bring it back to Freehold and perform the repairs and return it. We surmised that we could do the job ourselves. Jimmy and I brought the Bobcat inside the shop and replaced the Bobtach assembly in one day...a savings of \$1600 to the club. Gerry is to start working on the benches.

**6. Membership Committee** (John Sorrentino)

Nothing to report.

## **7. Nominating Committee (John Sorrentino)**

Nothing to report. Bob, Mike Ashley and Monica are up for nomination next.

## **8. Police Committee (John Sorrentino)**

Rob has been patrolling 20 hours a week looking and reporting homes under construction and making sure everything is safe in ob3.

We are set for security staff for the 2020 season.

Rob will give me a list of first aid supply's that we need to replace what we used last season

## **9. Roads Committee (Brian Quinn)**

Lagoon bulkhead on West Bayview was originally constructed so as to preclude the installation on a "Duckbill" type check valve at the storm drain discharge. This lack of a check valve caused frequent and uncontrolled flooding of the road. Working with a local contractor we made the necessary modifications to the bulkhead whaler and installed a new silicone type Duck Bill check valve.

Speak to Gerry find streets which flood the worst for possible webcam footage. Brian explains he did not feel this was feasible but would provide the streets.

## **10. Social Committee (Sharon Andelora)**

Progress:

Been in touch with Annie about the calendar for 2020. Will be drafting a calendar during the next month.

Been in touch with Janice and the plans for the summer. Will be working together

Been in touch with Tom and his clubhouse role and the needs for social—will work together so the clubhouse and the activities for the summer will run smoothly

Been in touch with blue wave printing and have put together an initial order for us to start selling when the office is open.

Band schedule already sent to board members—will resend to new board members. The bands will be using the clubhouse porch this summer. Schedule is as follows:

7/11 Black Rose Band

7/18 Strictly 60s

7/25 Mazz Force

8/1 Estreet Shuffle  
8/8  
8/15 Big Chief Band  
8/22 Mazz Force  
8/29  
9/5 Black Rose Band

**11. Litigation** (Monica Anton)

All litigation is still on going.

**12. Alternate Dispute Resolution (ADR):** (Monica Anton)

Nothing to report.

**13. Construction Committee** (Frank Augustine)

Three or four approved recently.

**14. Rules Committee** (Sharon Andelora)

Nothing to report

**15. Cost Management** (Bob Garneau)

Bob met with Gerry today. Some receipts are not going where they are supposed to. Bob had questions for Ashley regarding how to handle returns with Bill.com.

**16. New Clubhouse** (Monica Anton)

Meeting Saturday February 22. Meeting every two weeks for the new clubhouse. Requesting \$2,000 for survey work and for

*Ashley made a Motion pending majority approval of the established clubhouse committee members to use the club reserve funds for surveying fees up to \$3,750 with Lindstrom, Diessner & Carr, PC and for services involved in the filing oversight and procurement of all necessary services of \$8,500 with Barlo, Governale & Associates, L.L.C. (see attached). Tom seconds Motion Passes.*

**f) Miscellaneous Reports**

Janice to look into a land line for the clubhouse.

Fundraising Bob is selling the benches.

Zich to take on lighting project.

**g) Old Business**

**h) New Business**

Meeting date for spring meeting is May 2<sup>nd</sup>. The May board meeting May 1<sup>st</sup>. April 1<sup>st</sup> bills are due.

*Monica made a motion to adopt the Code of Conduct Policy into club policies, seconded by Ashley. The votes were 6-3 in favor of adopting. Motion Passes.*

Brian requested Monica Anton provide her resignation to the board of trustees. He shared his belief that she did not construct the home which she received a permit for in 2015. He went on to explain his belief that she should have her membership suspended for constructing a home without a permit. Monica requested evidence of this accusation; Brian stated it will be provided at the March Board meeting. Monica declined providing her resignation.

Ashley shared her displeasure with this request.

**i) General Welfare**

**j) Adjournment**

*Motion to adjourn made by Brian at 10:05pm seconded by Frank, Motion passes.*