

Ocean Beach and Bay Club

P.O. Box 245 – Lavallette, NJ 08735

Phone (732)-793-3798

Fax (732)793-6195

March, 2020-Informal emergency meeting

Board Meeting Agenda

Location: Teleconference

7:06 meeting called to order by Brian Quinn.

a) Roll Call

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

b) Communications

Member Bruce Lipkin provided communication which is attached.

c) Financial Reports

\$15,500 to construct walkways was voted on via email and the work was completed.

Brian made a motion to spend an additional \$8,200 further enhance walkway work to ensure safety. Monica Second.

The vote was unanimous. Motion Passes.

A motion was made by Ashley to move 2019 surplus from reserve to walkways additional for capital expenditure the surplus to be place in a discretionary account to be allocated at a later time. Bob Second.

The vote was unanimous. Motion Passes.

d) Committee Reports

1. Beach Committee (Mike Hanney)

Try outs YMCA most likely to be canceled. Accepting applications for Badges checkers and Lifeguard. 7 vacancies high school and college swimmers.

2. Budget Committee (Ashley Swartz)

Nothing to report.

3. Clubhouse & Playground Committee (Tom Zich)

Tom shared that April 8th fire extinguisher inspections will be completed at the club house by Toms River. Gerry finished storage area. Tom ordered cleaning supply.

4. Grounds Committee (Frank Augustine)

Frank shared that May 15th and May 16th will be the grounds compliance inspection days.

It was discussed that several construction sites are a mess. This builder is a repeat offender. The builder has been contacted.

5. Maintenance Committee (Brian Quinn)

Work on the board walk continues.

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.

9. Roads Committee (Brian Quinn)

The roads are being maintained on as needed basis.

10. Social Committee (Sharon Andelora)

Working on calendar which will be final by the middle of April.
Janice : Bag piper confirmed Color guard is up in the air.
Installation of a landline and wifi for the clubhouse are pending.

11. Litigation (Monica Anton)

We continue to receive complaints from Members who close on their houses toward the latter part of the year yet are billed for full year dues. Monica to provide counsel to Board as to potential legal risk.

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

Nothing to report.

13. Construction Committee (Frank Augustine)

Last week approved 2 new houses.

The board agreed to continue \$20 permits for side and roofing.

14. Rules Committee (Sharon Andelora)

Beach rules attached.

15. Cost Management (Bob Garneau)

- Gerry has been uploading and allocating all his receipts into receiptbank.com
 - Worked with vendor to add all our departments/projects/jobs so receipts can be easily allocated
- Placed Woodhaven Lumber on Monthly Billing
- Signed up for Amazon Prime to save on shipping fees
- Spoke to Ashley about moving to Gustos' online payroll system
- Request all Lavallette Hardware purchases go through Gerry to control spending and so all receipts can be properly audited/allocated
- Looked into upgrading securities flip phone
 - To upgrade our security phone, we would go to an unlimited Business talk/text/data plan
 - Security touch screen phone \$14.31 for phone \$28.62 for plan
 - Add Maintenance touch screen phone \$14.31 for phone \$28.62 for plan
 - Total cost for 2 phones \$98.62 per month
- Benches
 - (2) confirmed requests roughly \$1400 profit
- No Mail List Initiative Update
 - Will keep continuing to contact members
 - **Post Office Only** 36 to start 6 members have volunteered to go to email
 - **Email Only** 67 to start 8 members have volunteered to go to email
 - **Total 14 members have switched over**
- Close off Playground as per State Mandate

16. New Clubhouse (Monica Anton)

The clubhouse committee has meet with engineer Gannett, they will provide a proposal.

Monica will speak with Najarian Associates to procure a similar proposal.

e) Miscellaneous Reports

f) Old Business

g) New Business

Motion by Monica to create Rule: #21M, seconded by Brian, **passed 7-2 as follows:**

Members who opt-out of receiving communications from and/or on behalf of OBBC by e-mail delivery will be subject to a \$20.00 fee, to be assessed annually. This fee will help defray the costs to the membership of sending communications by regular mail. Members can avoid the fee by notifying the office in January of each year that they will pick up their annual dues bills and membership meeting minutes at the Club Office. This fee will be reversed when member opts-in to email delivery.

Going forward we will provide Jeff at Ocean Beach Rentals a list of our suspended members beginning in June and provide him updates as needed. If a suspended member gets a rental contract, Jeff asks the member to pay open balances from the rent they collect.

Sharon made a Motion to withdraw all OB3 offers. Second by Bob. Vote was tied 5-5. **Motion Did not pass.**

Ashley made a motion to Motion to reject latest offer of \$50,000 (included below). Second by Zich Vote 7-3. **Motion Passes.**

From Member Rachel Rago:

After much deliberation we have decided to offer the \$50,000 Ocean Beach has requested for the property (a portion of the roadway) adjacent to 301 W Bayview Dr. As we continue to move forward

with this process, we are still learning about all the obstacles we will face to have this sale come to fruition. With that being said, we have a few conditions that go along with the agreement.

- 1. The buyer will pay 10% of agreed sale amount as a deposit for the purchase and the remaining balance at closing with parties entering into a formal contract through their respective attorneys (closing upon completion and approval of the subdivision). If the subdivision does not get approved due to a township denial, all monies will be returned to the buyer.*
- ~~2. If the subdivision cost exceeds the estimated \$39,000 provided by the buyer, Ocean Beach agrees to reduce the sale price by excess amount (proof of receipts/invoices must be provided by the buyer).~~*
- 3. Ocean Beach as the owners of the roadway agrees to sign off on the subdivision application and map needed for completion.*
- 4. Ocean Beach agrees to sign the CAFRA application (as the current owner) for the proposed structure while the subdivision process concludes. Plot plan will be provided for club's approval.*
- 5. Ocean Beach will provide engineer designated to conduct road survey with the bulkhead survey it possesses as a point of reference.*
- 6. Owners of 301 W Bayview request to be included in the new placement of the directional sign (with arrow) currently placed in front of the buyer's property.*
- 7. Poles and ropes currently on the property will be removed by the club upon the completion of the subdivision and sale of the property.*

Monica made a Motion to approve \$6,500 retainer to attorney Michael York to represent us at the appropriate time in front of TR for preapproval of new clubhouse. Brian second. Vote unanimous.
Motion passed.

The renter and membership badge order was discussed next 2020 Member (\$2,700) and Renters (\$5,100) Badges will cost a total of \$7,800 from Lavallette Printing. We discussed that the current coronavirus situation leaves open the possibility that beaches may be closed to the public this summer, so we should be cautious about beach badge expenditures. It was agreed upon that for Members, we can bring back Membership cards to be distributed in lieu of Member badges.

Members want to get groceries for older people ---- Email blast

Board will meet 4/17/2020 by conference call (unless current state health restrictions against meetings are lifted). Monica to send Webex invite.

Semiannual Meeting will likely have to be cancelled. We will discuss further at next Board meeting.

h) General Welfare

Agreement that, considering members' potential financial hardships relative to coronavirus, Monica will send Blast informing community that Annual Dues are due on April 1, but there is a 30 days grace period in case of hardship. Dues will not be considered late, or incur any late fees, if received on or before 5/1.

There was a discussion as to the sale of trustee John Sorrentino's home. He suggested he would like to appoint trustee Bob Garneau to the position of vice president. John offered to remain on the board as he seeks a new property within the community.

Trustee Palmeri explained that upon sale of your property you are no longer a member, one of the requirements of a board seat.

i) **Adjournment**

Motion to adjourn made by Monica at 10:00pm seconded by Janice, Motion passes.