

Ocean Beach and Bay Club
101 Sea Way
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February 10, 2022
February Board Meeting Minutes
Location: Zoom Meeting Platform

The meeting was called to order by Sharon at 8:00 PM. 66+ participants.

a) Roll Call

Sharon Andelora - President, Monica Anton-Vice President, Bob Bandel-Secretary, Frank Augustine, Tom Zich, Bob Garneau, Mike Hanney, Donna Drummond, Pat O'Shea

Absent: Ashley Swartz-Treasurer

Quorum established.

b) Agenda

Bob B made a motion to accept agenda. Second by Donna. **Motion approved.**

c) Reading of the Minutes.

Tom made a motion to accept the January 21,2022 meeting minutes. Second by JR. **Motion approved.**

d) Communications

Resolution: Be it resolved by the Board of Trustees of the OBBC at a regular meeting held on Feb 10, 2022, held at the Club's office and by zoom, in accordance with Certificate of Incorporation and Article 4 of it's Bylaws decree the following: President-Sharon Andelora, Vice President-Monica Anton, Secretary-Bob Bandel, Treasurer-Ashley Swartz. Tom made a motion to accept resolution. Second by Donna. **Motion approved.**

Revaluation: If interested in filing an appeal e mail adam@taxappeal.com or Jeffrey@taxappeal.com. of Garippa, Lotz & Giannuario P.C.with your cottage address, block and lot number. They will then respond with what is needed regarding next steps

Financial Reports

Treasurer: (Ashley Swartz)]

Bob B made motion to pay January bills. Second by Tom **Motion approved**

A \$50 late charge will be added to any member account who does not pay their 2022 dues by April 1, 2022.

Committee Reports:

1 Boat Basin/Kayak: (Bob Bandel)

Boat basin – Slips are still available for \$100 per slip. Boats and jet ski's may be docked in the boat basin starting April 1, weather permitting

Kayak Launch Site - All members need to make their \$50 payment no later than March 31 or they will forfeit their slot to a member on the wait list. Once you receive your slot assignment you can place your kayak or paddle board in your slot no sooner than April 1.

2.Clubhouse/New Clubhouse: (Tom Zich)

We are waiting for the CAFRA permit to start demolition. There will be a club house committee meeting at the office, on Feb 19 @ 11:00 AM There is limited space for members who are seeking new club house details.

3.Maintenance: (Tom Zich)

Tom made a motion to repair the Holland TN75D tractor for \$4500 vs purchasing a new one for roughly \$50,000. Second by Pat. **Motion approved**

4.Roads: (Bob Garneau)

Placed ad for new equipment operator

5. Construction/Grounds: (Frank Augustine)

Grounds of to be checked in early May. Owners must make sure their properties are cleaned of debris, weeds, etc. before badge pickup on June 4th. Total permits 2. Open permits 2

6. Beach: (Mike Hanney)

Nothing to report

7. Social: (Donna Drummond)

Lorraine Polakowski hired as social director. Emma Chabot hired for arts & crafts, Gerry Ford pending.

8. Fundraising: (Garneau/O'Shea)

Motion made by Bob G to purchase an additional 4 mobi-mats for bump outs on south side of walk ways 3, 4, 5, 6 at cost of \$4935. Second by Tom. **Motion approved**

Boards are still available for purchase @ \$300 a board. Fundraising items for sale. Contact Bob at fundraising@oceanbeach3.org to schedule a pickup. Hats \$10, Towels \$22, Totes \$10, Candles \$15.

9. Membership: (Monica Anton)

New member meeting scheduled for Feb 23. Invites send to owners of 12 homes

10. Security/Beach Patrol: (Bob Bandel)

Beach: We will be advertising for a new beach patrol supervisor and badge checkers.

11. Nominations:

Nothing to report

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

Consider ADR to take more prominent role with collections in arrears. Would like to invite members to join the ADR, Membership, and Rules Committees.

13. Rules: (Monica Anton)

Nothing to report.

14. Technology/Website: (Sharon Andelora)

Transition to new web site

Old Business:

Motion by Bob B to implement new overflow parking changes effective May 1, 2022. This change will be added into Rule 10G in the Blue Book. Second by Monica. **Parking of commercial or oversized vehicles is prohibited at all times on OBBC overflow parking lots. This includes, but is not limited to, vehicles larger in size than an SUV, minivan, or standard pickup truck, and trailers, whether or not they bear commercial license plates or logos. Violators will be towed at their own expense.**

Motion approved

Motion by Monica to reinstate Louis Manganaro, who settled and paid negotiated arrears on Jan 3, 2022. Second by Sharon. **Motion approved**

New Business:

Motion by Donna to revise Rule 2G, in the Blue Book, pertaining to food and alcoholic beverages on the beach. Second by Bob B. **Alcoholic beverages and coolers are prohibited at all times on the ocean and bay beaches. Food is also prohibited on the ocean and bay beaches unless provided with OB3 approval during an OB3 sponsored event.**

Motion approved

Temporary trailer and porta toilets for 2022 season to be housed at the club house area due to club house demolition. Pat O'Shea to investigate cost of Heckt construction trailer and 2 porta toilets and advise board recommendation asap

Pat and Monica to review current renter rules and make recommended changes to board

After the chat questions were answered, the meeting was adjourned at 8:55 pm.

Next Board of Trustees meeting will be Thursday. March 10, 2022 at 8 pm.

Minutes taken by Bob Bandel, Secretary