

Ocean Beach and Bay Club
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Sept 8, 2022

September Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Sharon at 8:05 PM. 47+ participants.

a) Roll Call

Sharon Andelora - President, Bob Bandel-Secretary, Donna Drummond-Treasurer, Tom Zich, Pat O'Shea

Absent: Monica Anton-Vice President, Bob Garneau, Frank Augustine, Mike Hanney

Quorum established.

b) Agenda

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

c) Reading of the Minutes.

Donna made a motion to accept the August 11, 2022 meeting minutes. Second by Pat. **Motion approved.**

d) Communications

There were no e mails received.

Financial Reports – Donna Drummond, Treasurer

Donna made a motion to pay the August bills totaling \$173,263 for payroll and \$26,026 for utilities, vehicle maintenance, general maintenance, insurance, bathroom rental, etc. Second by Sharon. **Motion approved.**

Committee Reports:

1. Boat Basin/Kayak: (Bob Bandel)

Boat basin

Season ending e mail blast sent on 2 September to all members utilizing the boat basin. All water craft need to be removed no later than Nov 1.

Kayak Launch Site

Season ending e mail blast sent on September 2 to members renting a kayak slot. All kayaks need to be removed no later than Nov 1.

2. Clubhouse/New Clubhouse: (Tom Zich)

The DEP has informed us that the next 30 day clock has been started due to some minor design issues that needed to be corrected. We have completed all changes as required and are in the DEP review stage.

3. Maintenance

Maintenance will wrap up the 2022 season during the month of Sept. A new pick up truck will be budgeted for 2023. Portable bathrooms will be removed by Oct 1.

4.Roads: (Bob Garneau)

No update submitted.

5.Construction/Grounds: (Frank Augustine }

Grounds:

Nothing new to report.

Construction:

Total permits 47. Open permits 29. Demolition 3. Raised homes 4. New homes 5. Revenue \$5395.

Permit application for 115 W Penquin was denied. JR to follow up with owner.

6.Beach: (Mike Hanney)

No update submitted.

7. Social: (Donna Drummond)

All activities throughout the season were well attended. End of season barbecue was a total success. Thanks to Lorraine Polakowski and her team of volunteers for making the social season so successful.

8. Fundraising: (Garneau/O'Shea)

Bench delivery expected by late October/early November. We are still accepting orders for boards. If you want to order shirts, hats, totes, towels, candles or other items, you may request an order at; fundraising@oceanbeach3.org and pick up at the office. Fundraising balance: \$61,570.

9. Membership: (Monica Anton)

No update submitted.

10. Security/Beach Patrol: (Bob Bandel)

Beach Patrol:

We experienced minimal confrontation issues this season. The three strike rule worked.

Security:

The daily beach sweep @ 9:30 PM and 11:00 PM jointly with Toms River police worked well with minimal crowd issues throughout the season with the exception of the week of July 31. The new overflow parking rule, implemented for the 2022 season, worked extremely well. No issues with parking at Gringo's this season.

11. Nomination:

No update submitted.

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

No update submitted.

13. Rules: (Monica Anton)

No update submitted.

14. Technology/Website: (Sharon Andelora)

Since the new website launched in March 2022, we have had 10,763 people visit the site for a total of 34,978 times.

15. Legal:

The board held a special zoom meeting on Tuesday August 30, 2022 and voted 6-0 to retain Matt Fiorovanti from Giordano, Halleran & Ciesla to represent Ocean Beach & Bay Club with the Infusino v OBBC lawsuit. Cutulo will continue to represent us with all legal matters with the exception of this lawsuit. The lawsuit is based on the Infusino's requesting a variance for a one foot side setback versus the deed restriction of a nine foot side setback to rebuild their house. We do not allow anyone to build that violates the deed restrictions since doing so could cause OBBC to lose their lease for our beach. Bob Bandel will serve as lead and single point of contact for this lawsuit with the new attorney.

Old Business:

No old business.

New Business:

Donna made a motion to move all OBBC board meetings to the second Friday of each month starting January 1st 2023. Second by Tom. **Motion carried.**

Donna to work with an attorney to create a lien format to be filed with Ocean County for all unpaid amounts in excess of \$2500.

Sharon to assign a board member to chair a committee, to include member volunteers, to insure that owners who rent outside of the Ocean Beach Rental Office do not allow renters to use their owners badges. All renters need to purchase rental badges for the 2023 season.

Sharon announced the following – Dates

Next Board of Trustees meeting will be held October 13th @ 8:00 PM via Zoom

Fall membership meeting, October 29th @ 9:00 AM at the Ocean Beach Firehouse

After the chat and verbal questions were answered, the meeting was adjourned at 8:45 pm

Minutes taken by Bob Bandel, Secretary