

Ocean Beach and Bay Club  
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November 10, 2022

November Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Sharon at 8:10 PM. 55+ participants.

**a) Roll Call**

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

**Absent:** None

**Quorum established.**

**b) Agenda**

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

**c) Reading of the Minutes.**

Tom made a motion to accept the October 13, 2022 meeting minutes. Second by Sharon. **Motion approved.**

**d) Communications**

Read the e mail from Colin O'Reilly.

**Financial Reports** – Donna Drummond, Treasurer

Donna made a motion to pay the October bills totaling \$45,762 for payroll, utilities, insurance, waste management, attorney fees, etc. Second by Bob G. **Motion approved.**

**Committee Reports:**

**1. Boat Basin/Kayak:** (Bob Bandel)

**Boat basin**

Nothing new to report.

**Kayak Launch Site**

Nothing new to report

**2. Clubhouse/New Clubhouse:** (Tom Zich)

We will be submitting new club house drawing package to Toms River within the next two weeks.

**3. Maintenance**

Nothing new to report.

**4.Roads:** (Bob Garneau)

Nothing new to report.

**5.Construction/Grounds:** (Frank Augustine)

**Grounds:**

Nothing new to report.

**Construction:**

Total permits 74. Open permits 50. Demolition 7. Raised homes 7. New homes 10. Revenue \$8,750.

**6.Beach:** (Mike Hanney)

Nothing new to report.

**7. Social:** (Donna Drummond)

Nothing new to report.

**8. Fundraising:** (Garneau/O'Shea)

Fundraising balance: \$61,540.

**9.Membership:** (Monica Anton)

Nothing new to report.

**10.Security/Beach Patrol:** (Bob Bandel)

**Beach Patrol:**

Nothing new to report.

**Security:**

Nothing new to report.

**11. Nomination:**

Nothing new to report.

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

Nothing new to report.

**13. Rules:** (Monica Anton)

Rules committee to determine if we can limit the number of times the same bylaw change can be requested if not approved.

**14. Technology/Website:** (Sharon Andelora)

Since the new website launched in March 2022, we have had 12,505 people visit the site for a total of 40,232 times.

**15. Legal:**

Nothing new to report.

**16. Budget**

The 2023 budget was approved by the membership.

**Old Business:**

Toms River property tax issue for club house and office: Pat O'Shea has followed up with Bill Laird, Toms River Tax Assessor. Signed forms and required supporting documentation provided to Bill on Nov 1, 2022. OBBC has until January 10, 2023 to provide final document from the State of NJ Treasury Dept which will negate property taxes for 3 years beginning in 2023 for the clubhouse and the office. However once the clubhouse has been demolished this agreement will cease for the clubhouse and we will have to start the process over once again. The exemption for 2023= \$18,442.45.

Motion made by Tom to purchase new maintenance pickup truck for \$38,869 plus taxes and fees for a total of \$42,873. Three bids were secured. Funding is available in the reserve account. Second by Bob B. **Motion approved.**

**New Business:**

Motion by Monica to authorize placement of pergolas in members' driveways. Second by JR. Sharon asked for a roll call vote. Sharon Andelora, no; Monica Anton, yes; Bob Bandel, no; Donna Drummond, yes; Mike Hanney, yes; Bob G no; Frank Augustine, yes, Tom Zich, yes, Pat O'Shea, Abstain. Motion passed.

Rule, # 23C:

Pergolas are permitted with an Ocean Beach and Bay Club Permit and if they adhere to the following standards:

- Dimensions: No larger than 10' by 12' or higher than 8' 6" to the top of the pergola stringers.
- Must adhere to the 2 foot set backs on all sides including roof rafters.
- Enclosures are not permitted. No side walls of any type, including, but not limited to, canvas, wood, vinyl, plastic, or fabric.
- Cannot have permanent electrical service.
- Driveway must be able to fit two vehicles side by side and accommodate a minimum 20' long vehicle. Vehicles cannot protrude into the street.
- Retractable horizontal canvas roofs are permitted. No solid permanent roof.
- Must be secured according to manufacturer's instructions and have a minimum wind velocity rating of 110 mph as demonstrated by the manufacturer's specifications.
- All relevant Toms River Township rules must be followed.

Pending approval from John McDonough. Guidelines need to be reviewed.

Sharon announced the following – Dates

Next Board of Trustees meeting will be held December 8<sup>th</sup> @ 8:00 PM via Zoom

2023 beach season will open on June 17<sup>th</sup>

2023 beach season will close on Labor Day September 4th

After the chat questions were answered, the meeting was adjourned at 9:00 PM

Minutes taken by Bob Bandel, Secretary

After the meeting

On November 14, 2022, John McDonough wrote

There is a Deed restriction which states and I quote: "Vacant space on right side of lot when viewed from road is for private auto parking and/or garden and/or open patio and/or terrace." This restriction is found on all lots in Unit III with the exception of the larger lots on Albacore, Osprey, Tuna and Goa as well as West Bay View Drive extension. There is a further restriction which applies to *all* lots in Unit III and again I quote : "The portion of the land upon which no buildings are erected shall be kept clean, free of trash, junk, lumber, building materials, food stuffs, garbage and/or any other articles detrimental to the general neat appearance of the neighborhood. The use of the above mentioned vacant land is intended for automobile parking and/or terrace and/or garden."

Based upon the foregoing allowing pergolas would be a violation of the restrictions.

John

On November 15, 2022

The motion made and passed on November 10, 2022 was rescinded . It was moved by Monica Anton and seconded by Sharon Andelora to rescind the motion on Rule 23C. Bob Bandel, yes; Donna Drummond, no; Pat O'Shea, yes; Bob G., yes; Mike Hanney, yes; Frank Augustine, yes. Tom Zich, no vote. Motion passed. Needed 2/3 vote. Will be voted on at the next regular meeting.