

Ocean Beach and Bay Club  
101 Sea Way  
P.O. Box 245  
Lavallette, NJ 08735  
732-793-3798  
info@oceanbeach3.org

February 9, 2023  
February Meeting Minutes  
Location: Zoom Meeting Platform

The meeting was called to order by Brian Quinn at 8:08 PM.

**a) Roll Call**

Brian Quinn- President, Ken Levine- Vice President, Monica Anton, Frank Augustine- Secretary, Tom Zich, Donna Drummond, Pat O'Shea, Sharon Andelora, Mike Hanney

**Absent:**

**Quorum established.**

**b) Agenda**

**c) Reading of the Minutes.**

Motion made by Brian Quinn and seconded by Frank Augustine December and January minutes were approved

**d) Communications**

Read Kevin Duggan's letter about the \$30 fee assessed to members who opt out of electronic communications from OB3.

**Financial Reports – (Donna Drummond, Treasurer)**

Donna made a motion and was seconded by Brian Quinn to pay January's bills of \$12,806.03 was approved.

- 1) Approval of January bills to be paid.
- 2) Renewed all insurance policies for 2023
- 3) Started prep work for any contracts renewals that are needed for the season (Ice Cream)
- 4) Bank changes made to reflect the new President & Vice President

**Committee Reports:**

**1. Boat Basin/Kayak: (Monica Anton)**

**Boat Basin**

Letters sent to 2022 renters to ask if they want to renew in 2023.

So far, two have paid a total of \$200.

**Kayak Launch Site**

96 spots for the 2023 Season.

Maintenance to build the additional spots

Letters sent to 2022 renters to ask if they want to renew in 2023. There is a waitlist.

So far, 27 have paid for a total of \$1,350.

Will have no problem selling all spots for a total of \$4,800.

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

- We are still awaiting TR to contact us regarding the township meeting
- We have been approached by Lancaster Pole Barns regarding new terms for the down payment for the pole barn. We have chosen this company for the Pole barn from the bids we had requested. The price and terms remain the same however they are now willing to accept a payment to begin plans and schedule the project. There are two items we need to discuss. (\$9000)
  - 1.) At what step in this project are we as a board allowed to use the money in the reserve account (ch reserve) without further request to the membership. I believe this needs to be put to bed otherwise we will be dealing with every contractor as we move forward and this will be an obstruction to the project. At present there are just a little over one million dollars collected for the New Club House.
  - 2.) Speaking with the town over a year ago we were told that once CAFRA was approved we should be able to begin the process of construction, begins the construction plans and move things like the Pole barn forward. I would double check on this but if the township is confident then I would want to start this part of the project immediately. Let's have a discussion and make a decision!

### 3. Maintenance (Tom Zich)

- 1.) Roads for the new gas line have started. Penguin, Tuna, Goaway, and others are already completed in the first phase
- 2.) The second phase will not begin until the frost is over- first week of March) **Then we will let you know when your gas will need to be turned off and then back on.** So far all is going well
- 3.) Two new kayak racks will be completed by April 1. Bring the total up to 96 slots. The profit and use of these racks is unbelievable. Starting the fourth year the profit on this new addition will exceed \$5000.00 per year forever. This will be one of the best free sources of income for the community.
- 4.) We will consider repairing the boat basin boardwalk- In discussion
- 5.) No new vehicles or trucks this year. All vehicles have been serviced and are ready for a busy season
- 6.) The ATV for the beach Patrol is fully serviced also with new tires ready to go.
- 7.) All 13 new benches received late in Oct. are now placed on the Bump outs,
- 8.) All debris and other stuff like chairs and tables on the dune must be removed by April 1.
- 9.) Whale creek boardwalk will be completed 100% up to the tunnel by Memorial day. (with good weather)
- 10.) Once the bathrooms are selected we are ready to hook up
- 11.) You'll appreciate our new pick up- thank you so much

### 4.Roads: (Brian Quinn)

Operator is in Florida, so we haven't been grooming the roads.

Question by DOT SCHULZE 34 E. BONITA about using brown dirt instead of sand

### 5.Construction: (Frank Augustine}

As of 2/6/2023

Total Permits 2023- 5  
Open Permits 2023- 5  
Demolition- 1  
New Homes- 2  
Raised Homes- 0  
Revenue- \$485.00

**Grounds:** (Pat O'Shea)

I am respectfully requesting OB3 maintenance to complete the following asap and again a touch up in Spring -

- Remove all shrubbery and weeds from the front of the clubhouse and rake it clean
- Remove all leaves and debris from along the fence on West Tuna where the lifeguards park
- Remove all weeds and debris from the inside fence along the highway where the basketball court is
- Clean the bank of the boat basin tunnel.
- Clean the ends of the streets on Heron, Teal and Sunset. Moonrise is leased so not to be touched
- Grounds distribution will begin Friday 5/12/23

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

The lifeguards have been contacted and the process of rehiring the guards started. After the staff is finalized we'll be setting up at Ocean County Community College recertification for USLA Ocean lifeguarding testing. Bay will be open at 9am on the weekends and 10 am on the weekdays.

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

- 1) Easter Egg Hunt will be on Sat. April 1st at 1:00 pm (Rain Date: April 8th)  
Easter Bunny will arrive after the hunt for pictures  
Please bring your own baskets for collecting.  
Event will take place on our Bay Beach
- 2) We are working on a calendar of events for the upcoming season
- 3) Working on merchandise designs & purchases for the upcoming year
- 4) Hiring process has started for the season

**8. Fundraising:** (Donna Drummond)

- 1) All 13 benches that came in November have been placed
- 2) 10 new benches have been ordered & due to arrive approx. end of April  
7 will be placed on the bump-outs that are left to fill.  
The Bench Program has been suspended.
- 3) We will continue selling merchandise at the club office this season as well as at any events when regular merchandise will be sold.
- 4) 2022 Season sales was approx. \$5,300.00 (excluding benches)

**9.Membership:** (Ken Levine)

- interviewed 3 new members and spouses after a snag with Zoom. They all indicated they read "Blue Book" and were well versed. One couple has family here so they know OB3. I stressed building and badges with them all. Two have homes that are raised so there should be no issues. One indicated they were going to rent partially.

**10.Security:** (Ken Levine)

- spoke with Rob about staffing, he says we'll need at least one. He was waiting to hear back from the Board about wage increases as Tom mentioned that the budget had a \$1 increase built in. I said not to offer any increase until the Board approves.
- Regarding the info passed on about break ins I will further discuss with Rob.

**Beach Patrol:** (Kev Levine)

- spoke with Jamie about staffing and asked her to reach out to see who's returning. We have a follow up call to discuss.

**11. Nomination:** (Ken Levine)

Nothing new to report.

**12. Alternate Dispute Resolution (ADR):** (Ken Levine)

Nothing new to report.

**13. Rules:** (Ken Levine)

Nothing new to report.

**14. Technology/Website:** (Sharon Andelora, Tom Zich)

- As the IT (information technology) admin. My first order of business will be to centralize all accounts and user ID and Passwords.
- To date Host Monster, Zoom, Clover, all have been centralized. A new email the iTOB3 account has been created and will be used on all accounts. This way in case of password change or change in board members all accounts may be accessed and updated easily.
- I contact is being updated now, and only the office or board members will have access. Simply voting will be done next.
- As for the web site, It all fall under Host Monster and at present is Karen Polito and Sharon are updating for 2023, This includes events calendar, tide chart, forms etc. This is an in process activity.
- A new Dell computer was recently purchase and installed in the office and is being backed up on a regular basis.
- We are setting up a new video for our zoom meeting. Please be patient.

**15. Legal:** (Sharon Andelora)

Nothing new to report

**16. Badges:** (Pat O'Shea)

1) Pat made a motion and seconded by Brian Quinn it was approved for the 2023 Member Only Badge Order- not to exceed \$9,300.

2) Approve reuse of the 2022 Member and Guest Rules insert for 2023

3) Establish badge distribution dates.

4) Member badge color chosen by OB3 President - light (baby) blue with white lettering, same design as 2022.

- The 2023 beach badges will be distributed during the weekend of June 3 and 4 from 9 to 1pm only. Similar process as last year. **No** distribution at the office prior to June 4. More information will be forthcoming next month. Remember that all violations and dues must be taken care of before badges will be given to a member.

**Old Business:**

**New Business:**

The meeting ended at 8:40 due to technical issues.  
Minutes taken by Frank Augustine, Secretary