

# OFFICIAL MINUTES AUGUST 11, 2023 OBIII pdf

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

August 11, 2023  
August Meeting Minutes  
Location: Zoom Meeting Platform

The meeting was called to order by Brian Quinn at 8:03 PM. 40+ participants.

## **Roll Call**

Brian Quinn - President, Ken Levine- Vice President, Donna Drummond- Treasurer,, Frank Augustine - Secretary, Tom Zich, Bob Bandel, Monica Anton, Sharon Andelora, Mike Hanney.

## **Absent:**

## **Quorum established.**

## **Agenda - as follows.**

## **Reading of the Minutes.**

Ken made a motion to accept July 14, 2023 meeting minutes. Seconded by Tom. Motion approved.

## **Communications -**

There were no communications received to be reviewed at meeting.

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

Donna made a motion to pay the July bills, seconded by Brian totaling \$167,153.81 to cover payroll, utilities, insurance, etc. Motion approved.

Reminder to all board members that budget day for 2024 is August 26 @ 9:00 AM. We will begin to log daily beach badge sales as a trial. Daily beach badge sales for 2022 was 38. For 2023 they are 127 YTD. Work has begun for year end taxes.

## **Committee Reports:**

## **2) Boat Basin/Kayak: (Monica Anton)**

### **Boat Basin**

Nothing new to report

**Kayak Launch Site**

Nothing new to report

**3) Clubhouse/New Clubhouse: (Tom Zich)**

**New Club House -**

Bids for quotes have been sent out for the General Contractor and Construction of the new clubhouse. Estimated TCO May 15, 2024

**4) Maintenance - (Tom Zich)**

The maintenance dept. is working to empty out the old clubhouse getting ready for the demolition of the building on Sept. 15.

Extra hours needed to be added to the work schedules to clean up after blackout week. Much destruction occurred to our property.

Security cameras have been placed in the work area of the new clubhouse.

Tom will make a motion to spend the pre-authorized budget money of \$70,000 for the Apron work along ten streets. Bids for quotes for aprons will be sent out shortly.

Tom made a motion to use max. \$18,000 from capital expense funds for the purchase of a new 4-seat ATV for the beach safety and guards after securing 3 bids. Seconded by Mike. Motion approved.

In order to meet the 8 ft right of way set back as required in the By-Laws, the 9 walkways going to the beach that are affected will be opened. We will move the poles and ropes along the cement path to be widened to approx 7.5 ft.

**5) Roads - (Brian Quinn)**

Nothing new to report

**6) Construction - (Frank Augustine)**

Total Permit Applications: 46

Open Permits: 2020-1

2021-5

2022- 20

2023- 33

Demolition: 2

New Homes: 3

Raised Homes: 2

Revenue: \$2,569

Hardships: 5

Hardships Approved: 4

Fines: \$4,000

**7) Grounds - (Bob Bandel)**

Bob made a motion to suspend three owners, who own 4 lots total, effective immediately for grounds violations. These violations include: weeds, painting, bulkhead falling apart and a boat parked in their driveway in season. They have each been notified twice this year, May 25-27 and July 10, and have not taken care of the violation issues identified. Seconded by Brian. Motion approved.

Bob has spot-checked the community and there are a lot of weed issues, especially in the road in front of members' properties. We will therefore be conducting another grounds inspection week of August 14.

We request that you please maintain your property so it is neat and clean throughout the year.

**8) Beach - (Mike Hanney)**

Our lifeguards took a 2<sup>nd</sup> place finish in our lifeguard tournament on August 5. Congratulations to the lifeguard team that competed. Mike requested new ATV should be a 4 seater. He has agreed to hold off on new lifeguard tent until next season. We had one major medical incident so far this season that was handled very well by the lifeguard team. We will have three lifeguards on duty for each of the weekends in Sept

**9) Social - (Donna Drummond)**

1) We will continue:

- A) Arts & Crafts on Mon.'s & Wed's
- B) Tuesday Movie Night
- C) Thurs. Bingo
- D) Thurs Night Ice Cream Social

We have had continual increase of participation in all areas.  
Special thanks to Donna Taylor our Social Director who is doing a excellent job.

Pending the NCH for next year; the plan is to expand our social events.

-Would like to proceed with Instagram page set up with JR. Approved

-Saturday: August 12th from 7:00 pm-9:00 pm Michael Corliss, Singer (Bay Beach)

-Sunday: August 13th Breakfast at the bay from 8:00 am-11:00 am (Pancakes & Sausage)

-Merchandise will be for sale during most events at the CH but always available at office daily from 10:00 am- 2:00 pm

-Next month we will report monies collected from t-shirt sales for the Rescue Center

## BIG EVENT:

Sept 3rd (Sunday) "FAREWELL TO THE CLUBHOUSE DAY"

- 1) Time Capsule: small mementos
- 2) Family fun, games & activities to begin around 3:00 pm (details to follow)
- 3) Food Trucks
- 4) Free hot dogs for children under 12
- 5) Black Rose Band: Starting time TBD

Take your left-over cans of paint & come to CH & leave your signature/saying on the outside walls before demo. Blast will follow with more details.

Anyone to volunteer to possibly video-tape highlights of our "NCH Project"

### **10) Membership:** (Ken Levine)

Four new members require New Member meeting.

Discuss possible suspensions of members for rules violations and use of member badges.

Penalties for violations need to be defined.

Propose rule on mail-in ballots. Approved and listed under Rules Committee.

Request special Board meeting for late August to discuss updating and revising rules. Meeting was agreed to and set up for Monday August 28 @ 6:00 PM.

### **11) Security:** (Ken Levine)

Mostly calls on cars in the road. So called Black Out week resulted in many teens on our beach.

Enforcement of Group Rental needs to be addressed with both realtors and members.

### **12) Beach Patrol:** (Kev Levine)

A few continue to complain about coolers, umbrellas, and eating. Rules on these issues need to be updated. Recommendations forthcoming.

### **13) Alternate Dispute Resolution (ADR):** (Ken Levine)

Nothing new to report

### **14) Rules:** (Ken Levine)

Ken made a motion to accept the following rule for mail-in ballots effective immediately.

Seconded by Bob. Motion approved.

Rule for mail in ballots as follows:

Members requesting mail-in ballots will be mailed a ballot after the Membership meeting to allow for any motions put forth during the meeting. Ballots must be returned/postmarked no later than 7 business days after the meeting. Results of any contested ballot item will be withheld until all votes are counted. A contested ballot item is one that is within the delta of +/- the mail-in ballots requested.

For example: 10 mail-in ballots are requested. Voting result for a Trustee, By-Law change, or the Budget are greater than a delta of 10, the results will be announced once tabulation is complete.

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

Bluebook and minutes have been posted to the web with all current updates. Other changes, updates, and corrections are still in process.

**16) Legal:** (Sharon Andelora)

Waiting for update from Cutulo regarding By-Laws.

Waiting for update from Matt Fiorovanti regarding final plans submitted to Toms River for construction at 301 West Bay View.

**17) Budget:** (Ken Levine)

Schedule of process to include work shop on August 26th sent to Board as well as forms to use. Budget committee will assist Trustees with preparation.

Donna will provide year to date info to Trustees and work with accountant on presentation.

Budget committee will use 3.5% increase for items that fluctuate in usage, eg, office supplies, etc.

**18) Nominations:**

With Pat's resignation there's no Trustee vacancy requiring membership vote at Fall meeting. A ballot will not be necessary. Nomination chair will cast 1 vote for those candidates at the meeting.

**Old Business:**

Meetings are open to members to attend in person at the office.

**New Business:**

Toms River robo cans, for garbage and recycling, will be made available to all members who live between RT 35 North and RT 35 South in mid September. Toms River has indicated that will drop flyers at members homes who are set to receive robo cans. You can request smaller cans by directly contacting Toms River directly after you receive initial distribution. Brian to follow up with Toms River to insure robo can distribution includes all streets, as listed above, and will follow up with E Blast.

By Law will be submitted for the October membership meeting to combine social, club house and playground into one committee under social.

After the chat questions were answered, the meeting was adjourned at 9:18  
Minutes taken by Bob Bandel, acting Secretary