



Ocean Beach & Bay Club
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Semi-Annual Membership Meeting
Location: Zoom Meeting Platform
June 5, 2021

The meeting was opened at 09:03 am by President Sharon Andelora (52 participants).

Pledge of Allegiance

Nine members of our community passed. I considered it a privilege to honor these deceased members: Florence Carroll, Marleen Fauerbach, Gerry Collins, Janet Roselli, William Brockman, Paul Reeve, Mary Lynne Milek, James Territo, and David Galloway. Let us have a moment of silence in remembrance. Please notify the office when someone of our beloved membership passes.

Roll Call: Sharon Andelora, President; Brian Quinn, Vice President, Ashley Swartz; Treasurer, Janice Palmeri; Secretary; Frank Augustine, Bob Bandel, Tom Zich, Bob Garneau, Mike Hanney, Monica Anton.

Absent: Ashley Swartz; Treasurer; Bob Garneau, Mike Hanney, Monica Anton.

We have a QUORUM. 6 Trustees present, 4 Trustees are absent.

Reading of the Minutes -The membership voted to accept the Minutes for the 2019 Annual Membership Meeting, the 2020 Semi-annual Membership Meeting, & the 2020 Annual Membership Meeting.

Communications - None

Financial Report

The financial report was submitted by Ashley. Financial Reports – Account balances of Club as of 6-3-21, Operating - \$605,177.01, Reserve - \$991,777.14 (includes CH reserve monies), Fundraising - \$43,562.63. Tax extension filed. Financial review started with Corrado Financial Group. 17 Members have unpaid 2021 dues. New Clubhouse Committee has access to VIEW transactions from reserve account which is the account from which all NCH related remittances are made for full transparency. All employees for summer season are hired and set up in payroll system.

Membership Committee (Brian Quinn) Since January, there have been 5 New Member Meetings with 26 new members in attendance.

Construction Committee (Frank Augustine)

As of June 5th: Open permits: 35-2020, 51-2021 New homes:4, Raised homes 3, Revenue-\$5,005 -Hardships-2 We will wait after the June 15th deadline to review the requests.

*Hardships are not an extension **All construction must be completed by June 15th**

Grounds Committee (Frank Augustine) The initial inspection has been completed. If you did receive a letter, please reach out to the office so a reinspection can occur. Houses that are under construction will have the inspection on June 16th. **Badges cannot be distributed while your property is in disarray. (weeds, debris, port a johns, and dumpsters must be removed by June 16th.)**

Maintenance Committee (Tom Zich) We are ready for the summer-Last minute work on mobi mats, benches, lifeguard stands will be completed by the 20th. There was an extra effort required due to heavy rains and cold weather. Additional bike racks, signs and walkway knockouts will be scheduled, awaiting TR permit approval. Benches were delayed due to weather. We will continue to work hard for the communities and ask for your patience as we are still recovering after a very tough year.

New Clubhouse (Tom Zich)

Special update meeting and presentation was held on May 29th. Cafra permit is in process and the engineering drawings are on display at the club house. All questions and concerns should be reviewed on the website and any special issues may be forwarded to info@oceanbeach3.org. The Clubhouse will be open June 19. Kayak area is open. Bathrooms for bay beach open 11-5. Food concession opening beginning June 21

Roads Committee (Brian Quinn) Memorial Day storms severely damaged the roads. A dry spill is needed to fix them. 2 new drains were installed on Pomano. If this work proves successful, it will be expanded to other streets. A new drainage structure was installed on Kingfisher. Tarpon will be next.

Nominating Committee (Janice Palmeri) The duty of the Nomination Committee is to recommend nominations for Trustees. The nominating committee the nominated the current board members for reelection: Frank Augustine, Brian Quinn, Tom Zich, Mike Hanney & Janice Palmeri. Michele are there any nominations from the floor? No members were nominated. Nominations were closed.

Police Committee (Ashley Swartz)

Security is fully staffed for the season with a bench of senior, experienced professionals. The curfew is a mandate by TR and not one of OBIII. Our team will work to enforce parking rules, speeding rules and dog walking rules to the best of our ability. We kindly request that the community as a whole is involved and takes an active role in keeping our community safe.

Social Committee (Dr. Sharon Andelora & Janice Palmeri)

Concerts will be held at the clubhouse and DJ's will be at the beach. Please check the activities schedule for details which is posted on the OBBC Website and will be posted on the beach walkways & at the Clubhouse. Activities at Clubhouse: Arts and crafts, Monday and Wednesday, 10-12, Bingo for Kids -and Bingo for adults, Thursday, 10-12, Movies on the Beach, and ice-cream socials. Please check the calendar at the beach walkways and on the OBBC website for special activities. The annual July 4th celebration will be held at the flagpole at walkway 4 at 9am. We are looking for volunteers to judge the baby contest, the sandcastle contest and the talent show. Merchandise Sales: Ocean Beach Merchandise is for sale at the clubhouse. Please email ob3social@gmail.com with your order and they will have it ready for you when you come to the clubhouse. The Design T-shirt contest is underway. The last day to submit your entry is June 15th. There are currently 8 entries The clubhouse is open from 11 am to 5 pm. The social staff is selling food items so check it out.

Fundraising (Bob Garneau/Monica Anton)

A big thank you to Keith Krecicki for lending his expertise in designing our logos and order form and for stepping up to help out. The following items are on sale: Totes, Candles, Hats, & Towels You can use this link to shop online [2021-Merchandise-Order-Form-Editable \(filesusr.com\)](https://filesusr.com). Please be patient with us facilitating the orders and the distribution of the items as the community response has been great! Thank you to all those who have supported this year's badge distribution fundraiser. I will reach out to everyone after the 10th of June to make arrangements for delivery. For all those who have placed a bench order we are still planning on delivery sometime this August. Maintenance started placing benches onto the beach and Boat Basin. I have one board to be installed. Boards can still be ordered, please use this link to purchase a board [OBBC Boardwalk-Board-Order-Form_v01 \(filesusr.com\)](https://filesusr.com). Please stop by the boardwalk at the Bay Beach and see the great job maintenance did this year completing the walkway. We have some surprising fundraising ideas that are still in the planning stages so stay tuned.

Boat Basin Improvement & Beautification Committee (Bob Bandel)

16 slips rented to date for 2021 season. Slips still available for 2021 season for boats and jet skis. Refer to the boat basin website for details. Boat basin has been cleaned of debris. Water has been turned on. Ramp improvements have been completed. New lights will be installed on the pilings shortly. Lock has been placed on ramp gate.

Kayak Launch Site Committee (Bob Bandel)

We have commitments and payment for all 54 kayak storage racks spots for the 2021 season. We

also have 9 members on the wait list. We will not be building any more racks for the 2021 season. We will evaluate and determine whether or not to add additional storage racks for the 2022 season and will advise. However, you can still go to the kayak website and fill out the paperwork, pay your \$10, and receive your kayak decal from the office to use the kayak launch site even if you cannot or do not want to rent a storage rack for this season. We already have 12 members who have done this for the 2021 season. We will also make available the kayak launch site decals for \$10 per decal, plus the kayak launch site release of liability form when members pick up their beach badges at the club house in June. All racks have been completed, numbered/lettered and assigned to members. Decals have been mailed along with seasonal instructions and rack assignments. Kayak user rules have been developed and posted on each rack. One rinse station is working.

Beach (Mike Hanney) No report.

Litigation (Monica Anton) No report

Alternate Dispute Resolution (ADR) (Monica Anton) No report

Rules Committee (Sharon Andelora) Nothing to report

Old Business - None

New Business - Proposed By-law Change to allow ball playing on the beach was NOT approved by the membership. Ballot Yes 257- 57.0% No 194 - 43.0% (A bylaw change needs 66% vote to change.)

Brian Quinn- The former president and current Trustee, Monica Anton, provided building plans to Ocean Beach with glaring descriptions. There were 2 sets of plans submitted. One set to OBBC without a set of stairs leading from the garage to the interior of the house and a different set of fraudulent plans submitted to TR detailing the set of stairs from the garage to the interior house.. Over several years, I have been accused by Monica Anton that I was a liar when it was Monica Anton who is guilty of fraud and deception. I contacted TR for a copy of the plans citing the Public Trust Act and Monica Anton contacted TR attempting to block the request.

Brian Quinn- Why did 4 Trustees not attend this meeting?

Janice Palmeri- Thanked Trustees and volunteers for their time. Requested that some of the same members who complain and start controversies work together to strive for a better membership.

Pat O'Shea- I have volunteered many hours and money to OBBC.

Chat Questions-

Colin O'Reilly – 120 Penguin- Robert's Rules does not apply and there is a clear conflict of interest.

Janice Palmeri- There is not a conflict of interest as the Nominating Chairperson is responsible for nominating current Trustees up for reelection and calling nominations from the floor.

Karen Polito- Penguin – If you are dialing in from a phone, you cannot chat. I think we need to open up Lorraine's nomination.

Catherine Papuzenski- If you can't chat, just unmute. It only takes a second. Also, check your outbox.

Janice Palmeri- The nominating procedure was correctly followed. There was ample time to nominate a member as well as ample time for any member to notify a Trustee during the open floor of the nominating time period if there was any concerns or questions. The nomination period was closed with no members nominated from the floor. Karen Polito- 126 Penguin- If an email was sent yesterday, it should be considered. We should keep the nominations open until the end of the meeting.

Gary Duchnowski- wants the paid service that places beach chairs , etc. on the beach be prohibited.

Karen Polito- Penguin The events are not posted. Sharon Andelora- the summer schedule will be posted in a day or two.

Adjournment

Bob B made a motion to adjourn the meeting, seconded by Tom. By unanimous consent the meeting was adjourned at 9:43am. Motion passed.

Announcements

Sharon Andelora-

No WOOD burning fires.

Beach opens on 6/19/21. Beach opens daily at 8am. No set up is allowed prior to 8am due to beach raking. Bicycles at beach should be parked in bike rack on by fence, not in the walkway.

Art & Crafts begin on 6/28/21

Knockouts are pending Toms River permit approval.

Flag raising celebration at walkway 5 on July 4th at 9 am.

Badge pick up at OB office after June 16th between 10-2