

OFFICIAL MINUTES OB3 JANUARY 8, 2025 PDF

Ocean Beach and Bay Club
3305 Heron Lane
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January 8, 2025
January Meeting Minutes
Location: Zoom Meeting Platform

The meeting was called to order by Brian at 8:00 PM. 45 participants.

a) Roll Call

Brian Quinn-President, Ken Levine-Vice President Bob Bandel-Secretary, Donna Drummond-Treasurer, Tom Zich, Monica Anton, Frank Augustine, Doug Doolittle

Absent: Mike Hanney

Quorum established.

b) Agenda

Brian made a motion to accept the agenda. Second by Bob Bandel. **Motion approved.**

c) Reading of the Minutes.

Brian made a motion to accept the December meeting minutes. Second by Bob Bandel. **Motion approved.**
Doug and Ken abstained.

d) Communications

There were no communications received.

Financial Reports – Donna Drummond, Treasurer

Donna made a motion to pay the December 2024 bills totaling \$30,006.36 for payroll, utilities, insurance, supplies, legal, etc. Second by Brian Quinn. **Motion approved.** Donna made a motion to retain Angelo & Association for yearly audit requirements. Seconded by Ken Levine **Motion approved.** Donna made a motion to move monies totaling \$75,000.00 to the New Club House (Dan has to confirm no monies owed to the IRS or the State of NJ). Seconded by Ken Levine. **Motion approved.** Donna made a motion to approve the contract with Albarn Supply for yearly weed control. Seconded by Bob Bandel **Motion approved.** Donna made a motion to write off uncollectable monies totaling \$101.00. Seconded by Ken Levine **Motion approved.** Donna made a motion to open a second account for a minimum of 6 months. Seconded by Bob Bandel. **Motion approved.** The minimum raise in NJ is \$15.49 a raise of 36 cents and register with the state of NJ retirement benefits waiver once available. Discussion of ERC monies. Total bank assets: \$1,456,106.66. Dues invoices have been sent out and already received 50 payments 25 credit cards and 25 checks. Donna made a motion to keep the motions the same as in 2024. Seconded by Brian Quinn. **Motion approved.**

Badges

Weekly 175

Daily 20

Kayak Rack Season 50

Kayak Rack Launch Only 10

Boat Basin 100

Construction Permit (Minor) 20

Construction Permit (Major) 425

New Member Initiation Fee 500

Transfer of Membership 200

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Brian Quinn)

Nothing new to report

Kayak Launch Site (Monica Anton)

Rates are staying the same.

2. New Clubhouse: (Tom Zich)

Electricity is hooked up and permits are all submitted. We are on pace for the opening of the 2025 season. Appliances have been purchased and are being stored in the pole barn.

3. Maintenance: (Tom Zich)

Nothing to report.

4. Roads: (Brian Quinn)

NJNG to pave Bayview between 35N & 35S shortly. We will install speed bumps on our own since Kiely Construction bid was outrageous.

5. Construction (Doug Doolittle)

Permit applications-75 Open permits-52 Demolition-9 New homes-10 Raised homes-2 Revenue-\$6,360 7 hardships and all were approved.

6. Beach: (Mike Hanney)

Nothing new to report

7. Social: (Donna Drummond)

Nothing to report. A member is going to run a 2025 logo contest.

8. Fundraising: (Donna Drummond)

Nothing new to report

9. Membership: (Ken Levine)

Some new members have not attended the required new membership meeting. Third reminder being sent informing them that if they do not attend the meeting they will be suspended at our January meeting.

10. Security/Beach Patrol:

Security (Ken Levine)

Security has been contacting owners for water leaks and doors being opened.

Beach Patrol: (Frank Augustine)

Nothing new to report.

11. Nomination: (Ken Levine)

11 members still need to attend the new meeting.

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

ADR will be meeting on Saturday, January 11th, and will report their findings.

13. Rules: (Ken Levine)

Nothing new to report

14. Technology/Website: (Tom Zich)

All information will be updated to reflect 2025 and the new address 3305 Heron Lane.

15. Legal: (Bob Bandel)

We have complied with the initial requirements for the new Corporate Transparency Act that was scheduled to begin January 1, 2025. However, the US District Court for the Eastern District of Texas has just issued a preliminary nationwide injunction against this new act. We will keep you posted on any further developments.

FWH Associates of Tom's River is currently finalizing our updated Capital Reserve Study. Since we are under contract for the new reserve study, we are already compliant with S2760 of the new NJ law entitled the Mandatory Reserve Funding Law.

16. Grounds: (Bob Bandel)

Nothing new to report

17. Budget: (Donna Drummond)

Nothing new to report

Old Business:

Ken made a motion to revise rule 11M Seconded by Donna. **Motion approved.**

Ken is concerned about charging a parking fee to cover the cost of taxes of unused lots.

New Business:

We are seeking artifacts to meet the historical requirement for our CAFRA permit. By the end of the week, a letter will be sent out to the membership seeking help.

Ken added an Index for the Blue Book which will be updated on the website.

Ken made a motion to accept Rule 25M, which was voted on to accommodate voting for officers at virtual meetings.

-under new business: Ken made a motion to accept new Rule #25M

Seconded by Bob. **Motion approved.**

Bob Bandel made a motion to elect new officers for 2025. Seconded by Brian. **Motion approved.**

Bob nominated Brian Quinn for President. Seconded by Ken **Motion approved.**

Ken nominated Bob Bandel for Vice President. Seconded by Brian **Motion approved.**

Ken nominated Donna Drummond for Treasurer. Seconded by Brian **Motion approved.**

Brian nominated Frank Augustine for Secretary. Seconded by Bob **Motion approved.**

Bob cast the vote as the previous secretary of yes for each officer since each ran uncontested.

Assignments for Board members will be issued in the next couple of days.

The meeting was adjourned at 8:46 PM. Brian made motion. Second by Bob Bandel. **Motion approved.**

Key dates:

Next Board meeting will take place on February 12, 2025.

General welfare and member chat questions were then answered.

Minutes taken by Frank Augustine, Secretary