



Ocean Beach & Bay Club
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Fall Membership Meeting
Location: Kittiwake Firehouse & Zoom Meeting Platform
October 26, 2024

The meeting was opened at 9:01 AM by President Brian Quinn (111 + participants).

Pledge of Allegiance.

Roll Call: Brian Quinn- President; Ken Levine-Vice President; Bob Bandel-Secretary; Donna Drummond-Treasurer; Frank Augustine(JR), Tom Zich, Monica Anton, Doug Doolittle

Absent: Mike Hanney

We had a QUORUM. 8 Trustees present

Motion by Brain to accept the agenda Second by JR. **Motion approved.**

Reading of the Minutes -The membership will vote to accept the Minutes for the 2024 Spring Membership Meeting.

Communications – We have received some questions from members but they will be handled later on in the meeting.

Financial Report- Donna Drummond provided report and reviewed current balances. Total bank assets: \$ 1,925,505.23. We need to re evaluate how we sell guest badges through Air B&B's. Dues for 2025, if membership approved, will be \$772 per lot, which represents a 6.6% increase vs 2024. This includes added taxes for the seven lots owned by OB3. We have started the appeal process.

Committee Reports:

Beach (Mike Hanney)

We had a very successful season.

Boat Basin (Brian Quinn)

We had 19 slips rented this year. All boats need to be removed from the boat basin by 1 November.

Kayak Launch Site (Monica Anton)

We added an additional rack this season for a total of 96 slots. All kayaks need to be removed from their slots no later than 1 November. If you would like the same slot for 2025 please pay the seasonal fee of

\$50 per slot no later than 1 March. If payment is not received by 1 March the slot will go to next member on the waiting list.

Beach Patrol (Frank Augustine)

We will begin the hiring process for 2025 earlier this year. Priority is a new supervisor as well as more adult badge checkers.

Budget (Donna Drummond)

In accordance with the Club's By-Laws the proposed 2025 Budget and respective dues assessment was submitted to the Board of Trustees and approved at the October 2, 2024 meeting of the Board of Trustees. Motion by Ken to request the dues assessment of \$772 per lot and corresponding Budget and Capital Reserve Plan be submitted to the Membership for approval. Second by Donna. Thanks to the Budget Committee: Donna Drummond, Cassandra Howley, Kevin Birdsall for their work preparing the budget. The Capital Reserve Plan the board has been using as a part of its budget process for years now, is now required by law. The plan must be reviewed and certified by an independent engineering firm every five years. A very detailed outline to break down the 2025 budget has been provided to the membership.

Clubhouse (Tom Zich)

We are making great progress with the construction and anticipate completion by late spring at the latest. Pole barn was heavily used for social this season due to no club house.

Construction (Doug Doolittle)

Total permits: 67, Open permits: 48, Demolition: 10, New construction: 10, Revenue: \$6,200.

Grounds (Bob Bandel)

932 properties out of 990 passed spring inspection which equals in excess of 94%. Overall OB3 properties looked very good this year throughout the season.

Fundraising (Donna Drummond)

Bank balance \$84,009.13

Reserve a badge program was extremely successful this season.

Legal (Bob Bandel)

There is a new federal law called the Corporate Transparency Act or FinCen effective January 2025. It requires all board members to register with the federal government. Donna Drummond is doing an excellent job with registering the entire board of trustees.

There is a new law in NJ, effective January 2025 called the Mandatory Reserve Funding Law, that requires a Capital Reserve Study be completed a minimum of every 5 years. The purpose of the Capital Reserve Study is to insure we set aside adequate funds each year for replacement of assets, e.g., the clubhouse, bulkhead, major equipment, etc. We will be interviewing potential engineering firms shortly to complete our updated Capital Reserve Study.

Alternate Dispute Resolution (ADR) (Ken Levine)

Nothing new to report.

Maintenance (Tom Zich)

Great job by the 4 maintenance personnel throughout the season. They also moved everything out of the club office, when it was sold, to reduce costs. No maintenance November and December.

Membership (Ken Levine)

In 2024 we have welcomed 23 new members, generating \$11,500 in income. There have also been 5 deed changes contributing another \$1000 in income. Currently there are 3 members suspended. Two for outstanding monies owed and one for grounds.

Nominating (Ken Levine)

In accordance with the Club's By-Laws, the committee submitted the names of the current Trustees; Brian Quinn, Ken Levine, Monica Anton and Doug Doolittle for reelection for a two-year term beginning January 1, 2025. A nomination from the floor was made submitting Salvatore DeFranco as a candidate for Trustee as well. Motion by Ken to have these five members names placed on the ballot. Second by Bob. **Motion approved.**

Security (Ken Levine)

We had a total of 488 calls that were responded to this season, almost 59% related to parking, vehicles in road, no permit, vehicle sticking out of driveway. Next was noise followed by ball playing in the road.

Roads (Brian Quinn)

Roads are being maintained on a regular basis.

Rules (Ken Levine)

The committee is reviewing the online rental environment so we can insure these members purchase seasonal aka Beach badges. New and updated rules will be forthcoming before the summer rental season begins.

Social (Donna Drummond)

We had a very successful social season thanks to our Social Director Donna Taylor. She introduced new and exciting arts & crafts as well as added social activities and events. 2024 merchandise is still available at a 50% discount.

Technology/Website (Tom Zich)

Website is current to date. Barbara Ruglio has done an excellent job keeping our website up to date. Shortly there will be a walk through the new club house to determine IT needs.

Old Business

No old business to discuss

New Business –

-Bruce Lipkin suggested adding kayak racks by the boat basin near the boat ramp. At this time we do not have anyone on the kayak wait list but will consider this for the future.

-Tom made a motion to place concrete aprons on 4 club roads not to exceed \$40,000 that will be paid from Capital Reserve Account. Second by Doug. **Motion approved.**

-Voting will be on the following motions:

1. Motion by Brian and second by Bob to approve the 2024 Spring Membership Meeting Minutes.
2. Motion by Ken and second by Donna to approve the 2025 Operating Budget in accordance with Article 9 Section 1 of the Club's By Laws. Annual dues of \$772 per lot.

3. Motion by Ken and second by Bob to have these members names placed on the ballot, current trustees: Brian Quinn, Ken Levine, Doug Doolittle and Monica Anton for a two year term beginning January 1, 2025. A nomination from the floor was made submitting the name of Salvatore DeFranco as a candidate for Trustee as well.
4. Motion by Ken and second by Bob to change Article # 3 Section # 3 to assess any first time owner of lot lessee a one-time initiation fee of twice the previous years dues and regular assessment (Article # 9 Section # 1) payable in addition to any regular dues and assessments for the lot in question.
5. Motion by Tom and second by JR to change Article # 9 Section # 4 to increase the amount of an expenditure from \$10,000 to \$20,000 that would need member approval via vote at a special or regular meeting

Online voting will be available from Saturday October 26th @ 3:00pm to Tuesday October 29th @ 6:00pm

Key dates:

Board meeting Wednesday November 13th @ 8:00 PM via Zoom and in person at the Lavallette fire house

Annual Spring Membership meeting June 7th

Beach opens June 14th

Adjournment

The meeting was adjourned at 10:04 AM. Brian made motion. Second by Bob. **Motion passed.**

General Welfare and member chat questions were then answered

Minutes taken by Bob Bandel, Secretary