

OFFICIAL MINUTES OB3- APRIL 16, 2025 -PDF

Ocean Beach and Bay Club
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April 16, 2025

April Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Brian at 8:04 PM.

a) Roll Call

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

Absent:, Ken Levine

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 February meeting minutes. Second by Doug Doolittle. **Motion approved.**

d) Communications

There were no communications received.

Financial Reports – Donna Drummond, Treasurer

Donna made a motion to pay March 2025 expenses totaling \$46,426.88. Second by Brian Quinn. **Motion approved.**

Donna made a motion to adopt QuickBooks Budgeting process effective immediately to streamline the MONTHLY budgeting expenses. Seconded by Tom Zich. **Motion approved.**

3) Donna made a motion that Ocean Beach & Bay Club will indemnify & reimburse both Donna Drummond & Thomas Zich in the event that our personal information is ever compromised as a result of credit card transactions. Seconded by Brian Quinn. **Motion approved.**

3) Federal, State, DOL & Gusto (payroll) mandates: Retire Ready NJ. Federal Reserve Study.

ALL EMPLOYEES this year will require an updated Ocean Beach Employee Application including a current valid ID & copy of social security card.

4) NO ERC monies have been received.

5) Dues: LATE fees are being added to all accounts as of April 1st. There will be no exceptions this year.

May 1st mailing address changes to only 3305 Heron Lane.

Discuss address changes, updates & confirmation of dues received.

Members should call for confirmations of dues received.

Current OUTSTANDING dues:

Delinquent member owing \$2,500.00 paid in full 80 people are delinquent.

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Brian Quinn)

Kayak Launch Site (Monica Anton)

We have 97 paid kayak slots out of 102 (\$4,850).

Decals were mailed to paid members on April 14.

We are releasing the 5 unpaid slots to the waiting list.

2. New Clubhouse: (Tom Zich)

CO for new clubhouse expected May 15th. Semiannual meeting to be held in CH Painting is just about completed

3. Maintenance: (Tom Zich)

Maintenance is fully operating

We have successfully purchased a new tractor and Bobcat. Both for a total of under \$100,000

All beach seasonal activities have been started.

We will begin moving the Club office into the new clubhouse by May 15.

Drainage sewer vacuuming is scheduled for May.

The basketball court has been resurfaced. Fences will still need to be selected

and installed. After a discussion, an optional pickleball net is to be purchased and approved by the board.

4. Roads: (Tom Zich)

Three more aprons to complete the project for the community. Zich made a motion to spend \$28,000 to finish the aprons for E. Tarpon, E. Kingfisher, and E. Bonita. Seconded by Doug Doolittle. **Motion passed.**

Brian has had NJNG complete E. Bayview paving. Also, I have a quote for additional paving on W. Bayview for help prevent flooding.

5. Construction (Doug Doolittle)

Permit applications- 27 Open permits- 25 Demolition- 1 New homes- 1 Raised homes- 1 Revenue-\$905

6. Beach: (Mike Hanney)

April 26 lifeguards will participate in the recertification course.

Mike Hanney made a motion to spend \$1,000 for bikes. Seconded by Tom Zich. **Motion passed.**

7. Social: (Donna Drummond)

Social calendar for 2025 will be the same as 2024- weekly notices posted at walkways

Arts & crafts Mon & Wed.

Ice Cream & Bingo on Thurs

Bubble man, ninja warrior, treasure hunt

All entertainment has been secured for the year, including Mike Sinatra, Big Chief Band,

Red Rose Band Grand Opening in August. Finally, Rich Meyer.

Merchandise is currently being designed. The color is green.

There will NOT be any rentals of the NCH until after the season. Looking for other Trustee input for setting up a rental policy to include proper insurance coverage.

Sunday is the Easter Egg Hunt, Sunday 04/19 at 1:00 pm.

8. Fundraising: (Donna Drummond)

1) Last month we approved \$7,500.00 to resurface the basketball court from current funds.

Donna made a motion to spend an additional \$2,500.00 for the additional equipment, such as basketball nets & pickleball nets, using fundraising monies. Seconded by Bob Bandel. **Motion approved.**

The plan is to make it a dual area.

2) Benches are currently still on hold, but Boards can be purchased through the website.

ALWAYS NEED VOLUNTEERS

9. Membership: (Bob Bandel)

Held our second new membership meeting of 2025 on Saturday, April 12. Eleven new members attended. Our third new membership meeting will be held on Saturday, May 10 at 10:00 am via Zoom. After this, all new membership meetings will be held in person at the new clubhouse. We currently have five new members who have been invited to attend a new membership meeting but have not attended at this time
Three members remain suspended

10. Security/Beach Patrol:

Security (Bob Bandel)

We continue with off-season patrol, which concentrates on presence to the community, construction without permits, suspicious vehicles, broken water pipes, rules not being adhered to, assisting several owners in checking their homes due to suspicious activity observed via their personal camera systems, etc. The squatter from a home on Dolphin was removed on March 25 by the Ocean County Sheriff's Department

Beach Patrol: (Frank Augustine & Ken Levine)

We are finalizing the schedule. Ken and I will be hosting a meeting with the new supervisor to review rules and expectations of the badge checkers.

11. Nomination: (Bob Bandel)

There will be five board seats up for election this year. Nominations will be accepted from the floor at the June 7 Membership meeting

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

Nothing to report

13. Rules: (Ken Levine)

14. Technology/Website: (Tom Zich)

Today, the internet using Fios was installed in the new clubhouse.
Security cameras with 24-hour recording are in
PA system partially wired for sound and Zoom and TV

15. Legal: (Ken Levine)

16. Grounds: (Bob Bandel)

Grounds Inspection

A quick reminder that the 2025 grounds inspection will take place the week of May 4, 2025.

Please check the grounds expectations on the OB3 website, [Rule #18M](#), if you have any questions. Any member not passing the grounds inspection jeopardizes not receiving their beach badges for the 2025 season.

Signs

The use of any type, or kind of sign, whatsoever, on any part of your property is not permitted. We have seen a large increase in signs during the off season. If you have a sign on your property it is a violation.

Trash/Recycling Containers

All trash/recycling containers must be placed at the rear or driveway side of your house, immediately adjacent to your house. In the event a house is raised, containers may be stored under the house. Containers need to be brought back in a reasonable amount of time after collection. Containers can not remain on our roads 24/7. This seems to be a trend since we received the new containers from Toms River. We appreciate your cooperation.

17. Budget: (Donna Drummond)

18. Historical Display for Clubhouse: (Monica Anton)

The historical committee is creating a timeline of the history of OB3 that will be displayed in the clubhouse on an L-shaped wall that measures about 14' wide. The display is being mocked up by Keith Krecicki, who is an expert in this work. See attached working draft.

The graphic will ultimately be produced by [SpeedPro Piscataway](#), who came highly referred, and whose prices are very competitive compared to others we've spoken to. The cost will be less than \$2,000 to produce and install a full-size, wall-to-wall and ceiling-to-floor graphic *WRAP*. The artwork and layout cost an additional \$95/hour, but Keith is saving us that money by providing the print-ready files himself.

The wrap is an adhesive-backed vinyl with laminate that protects it from fading and stains and can be wiped down. It is the same type of wrap used on cars, so it's very sturdy, moisture proof, etc. It takes about 3 days to produce and a few hours to install. They are holding 5/23 as the installation date, so we need to deliver the print files to them by May 19. It's imperative that we have EXACT measurements, down to 1/8", of each wall, top to bottom and side to side. Hoping Tom and crew can help with that.

I will be sending the Board additional drafts as they become available and welcome your input on design and content. Currently, we are having a number of photographs, maps, old newspaper ads, etc., uploaded and digitized so Keith can add them to the mock up. Narrative bullet points will be added as well. More to come soon.

Old Business:

Noupdate on the beach replenishment.

New Business:

Key dates:

The next meeting will be on May 8, 2025

Brian made a motion to adjourn the meeting at 8:40. Seconded by Bob Bandel. **Motion approved.**

Public questions were answered after adjournment.

Minutes taken by Frank Augustine, Secretary