

OFFICIAL MINUTES OB3- MARCH 12, 2025-PDF

Ocean Beach and Bay Club
3305 Heron Lane
P.O. Box 245
Lavallette, NJ 08735
732-793-3798
info@oceanbeach3.org

March 12, 2025
March Meeting Minutes
Location: Zoom Meeting Platform

The meeting was called to order by Brian at 8:04 PM. 45 participants.

a) Roll Call

Brian Quinn-President, Frank Augustine-Secretary, Donna Drummond-Treasurer, Tom Zich, Ken Levine, Doug Doolittle, Mike Hanney

Absent: Bob Bandel-Vice President, Monica Anton

Quorum established.

b) Agenda

Brian made a motion to accept the agenda. Second by Frank Augustine. **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 February 2025 expenses totaling \$46,080.82. Second by Tom Zich. **Motion approved.** The Club's assets total \$1,364,753.43. Second notices for dues were sent out on March 1st, 2025. We have collected 40% of the dues, whereas last year 70% paid their dues by this time. If your information has changed, please email oceanbeach3.org to update your information. Donna made a motion to transfer the excess monies from year ending 2024 of \$105,143.15 to the Capital Reserve account. Seconded by Ken Levine. **Motion approved.** Preparing for 2024 summer season, all employees will need to complete new paperwork. This will include new Ocean Beach Employee Application forms as well as copies of driver's licenses and social security cards.

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Brian Quinn)

The cleaning of the boat basin came to a total of \$4,345.00, which was below what was expected.

Kayak Launch Site (Monica Anton)

Rates are staying the same.

2. New Clubhouse: (Tom Zich)

The Clubhouse is scheduled to open right before the beginning of the 2025 season. We passed required inspections. The Sheetrock is in progress.

3. Maintenance: (Tom Zich)

Maintenance is open for the 2025 season, working on kayaks, boat basin, sewers, the new clubhouse, and the pole barn. The crew started moving the office to the new clubhouse. Maintenance is also looking for a full-time worker for the summer season.

4. Roads: (Tom Zich)

The maintenance crew has started to clean up the roads. New Holland is under repair. Members should not interact with the operators, everyone is doing the best they can. If you have an issue, please send an email.

5. Construction(Doug Doolittle)

Permit applications-14 Open permits- 13 Demolition-1 New homes-1 Raised homes-2 Revenue-\$685.00

6. Beach: (Mike Hanney)

In the process of hiring returning guards.

7. Social: (Donna Drummond)

The annual Easter Egg Hunt will take place April 19th at 1:00 pm. Rain date: April 20th at 11:30 AM. RSVP is by April 12th.

Discussed New Clubhouse rentals for Fall of 2025.

The social calendar will follow last year's schedule.

The Social Committee is always looking for volunteers.

8. Fundraising: (Donna Drummond)

9. Membership: (Bob Bandel)

- held a membership meeting Saturday, February 1

- 7 new members attended

- we have 8 new members who have been invited to attend a membership meeting and have not attended at this time

- 3 members remain suspended

10. Security/Beach Patrol:

Security (Bob Bandel)

- We continue with off-season patrol, which concentrates on presence in the community, construction without permits, suspicious vehicles, broken water pipes, and doors blown open on residences

- Owners are always appreciative when notified of issues identified

- Several construction projects have been in progress without permits, which were reported for further action

- We are already working on Memorial Day weekend coverage as well as Hell week coverage and staffing needs for the upcoming season

- Hired new head of security

Beach Patrol: (Frank Augustine & Ken Levine)

We have started the hiring process. We are still looking for new hires.

11. Nomination: (Bob Bandel)

Nothing new to report.

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

Nothing new to report.

13. Rules: (Ken Levine)

An email will be sent out informing owners not to share their “Owner’s Badge”

14. Technology/Website: (Tom Zich)

The website is up to date, and online forms are in the process of being uploaded. The revised Blue Book with forms has been completed and will be posted. The PA system may not be completed until after June.

15. Legal: (Ken Levine)

16. Grounds: (Bob Bandel)

The 2025 grounds inspection is scheduled for early May. An email blast will be sent to all members as a reminder

17. Budget: (Donna Drummond)

Old Business:

Reserve Study: Consultant was on site to perform review but opted not to, until CH is completed. Ken shares his disappointment with their decision since the CH is brand new.

Tax Assessment: Unfortunately, the Town assessor will not budge on his assessments. The consultant we used on the CH, as well as a local realtor, confirmed that the assessments are within acceptable limits. We should look at whether we can incorporate the lot on Amberjack and the lots bordering the boat basin as part of the road.

New Business:

Brian made a motion not to exceed \$5,000 to truck out the dirt from the boat basin. Seconded by Tom Zich.

Motion approved.

Brian moved to spend not more than \$22,000 asphaltting the new basketball court and 8-foot fence. Ken seconded the **motion. Motion approved.**

Tom made a motion to purchase a new Holland out of the Capital Funds. Seconded by Doug Doolittle. **Motion approved.**

Key dates:

The next meeting will be on April 16, 2025.

Brian made a motion to adjourn the meeting at 8:34. Seconded by Donna Drummond. **Motion approved.**

Public questions were answered after adjournment.

Minutes taken by Frank Augustine, Secretary

