

OFFICIAL OB3 MEETING MINUTES SEPT. 18, 2025, PDF

Ocean Beach and Bay Club
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September 18, 2025
September Meeting Minutes
Location: Zoom Meeting Platform

The meeting was called to order by Bob Bandel at 8:02.

a) Roll Call

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

Absent:

Brian Quinn- President

Quorum established.

b) Agenda

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

c) Reading of the Minutes.

Bob Bandel made a motion to accept the August meeting minutes. Second by Doug Doolittle. **Motion approved.**

d) Communications

No Communications received.

Lisa was recognized by Bob Bandel for her five years of hard work. The new role has been filled by Ashley Lamb.

Bob praised Donna and Tom for their efforts in creating the Clubhouse and organizing the new Clubhouse Party.

Financial Reports – Ken Levine, Treasurer

Approve Aug Expenses \$ 165,856.99, mostly Payroll (\$ 126,573.38). Motion by Ken Levine, Seconded by Tom Zich. **Motion Passed.**

Bank balance \$1,314,839.74

The accounting firm is still working on the 2024 statements.

Builders' Risk insurance was cancelled upon completion of the Clubhouse. Tom to provide a list of contents for the CH and Maintenance building to add coverage to the existing policy.

The plan is to pay all insurance policies at renewal time to avoid installment fees. May require short-term transfer from Reserves depending on 2026 Dues collection.

Tom has received reconciliation of expenses from the Builder and is reviewing with Doug. Approved extras (change orders) are expected to be less than \$50,000 in total and will be funded from ERC monies, so no member assessment is required. CH funding will be provided once reconciliation is approved.

Ken Levine made a motion to pay the final contractual monies owed for the new clubhouse. Tom Zich seconded. **Motion Passed.**

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Brian Quinn)

Nothing to report.

Kayak Launch Site (Monica Anton)

All kayaks must be removed by November 1

2. New Clubhouse: (Tom Zich)

Tom thanked everyone for their efforts with the building of the Clubhouse. Everything is up and running!

3. Maintenance: (Tom Zich)

Will be shutting down in October, but will have a minimal staff.

The new tractor will be moved to the garage. Both ATVs will be locked up in the pole barn as well as the pickup truck. The security truck will be parked in the lifeguards' area.

4. Roads: (Tom Zich)

5. Construction (Doug Doolittle)

Permit applications- 57 Open permits- 41 Demolition- 2 New homes- 2 Raised homes- 2 Revenue- \$2,295.00.

6. Beach: (Mike Hanney)

The lifeguards had a successful season. Mike thanked maintenance for moving all the equipment multiple times with the beach replenishment and hurricane.

Tom made a motion to purchase two chocking hazard pieces of equipment. Seconded by Bob Bandel. **Motion Passed.**

7. Social: (Donna Drummond)

Arts and Crafts under Donna Taylor was a huge success this season.

Bingo sold out. Thank you, Lorraine, for putting it together.

There are still t-shirts available

8. Fundraising: (Donna Drummond)

9. Membership: (Bob Bandel)

Twenty-five members remain suspended, including 20 who are delinquent in their payment of the 2025 annual dues.

Bob Bandel made a motion to reinstate one suspended member who has paid the dollar amount owed plus the reinstatement fee. Seconded by Frank Augustine. **Motion Passed.**

38 new members have attended the required new membership meeting since January 1st

10. Security/Beach Patrol:

Security (Bob Bandel)

The most common issue being addressed by security throughout the season has been vehicles parked on the road or parking without a permit.

Labor Day weekend was extremely busy with noise complaints and several large groups of kids gathering, blocking roadways, and drinking. We plan to increase security coverage for Labor Day weekend in 2026. We have not experienced this level of large groups on Labor Day weekend in the past.

Beach Patrol: (Frank Augustine)

Thanks to Christine, our new supervisor, and her team, we've had a great season. Compared to last year, we sold more day badges this year. I'm happy to report that Christine has let me know she'll be coming back.

11. Nomination: (Bob Bandel)

Nothing new to report.

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

13. Rules: (Ken Levine)

Submit three changes (one signature on checks, move audit report to Fall and move initiation fees from Treasurer responsibilities to Membership) at the Fall meeting to bring the Association into compliance with today's environment. Details will be provided for the September Board meeting to request Board concurrence.

14. Technology/Website: (Tom Zich)

The website is up to date.

Tom is going to compile a list of all the passwords.

The updated list will be sent out with the voting information.

15. Legal: (Ken Levine)

Correspondence from the Club's attorney to two members regarding new monies owed.

16. Grounds: (Bob Bandel)

Bob Bandel made a motion to suspend three members for storage boxes higher than 48". They were given three months to correct the situation and failed to do so. Seconded by Ken Levine. **Motion Passed.**

Overall, properties are being very well maintained.

17. Budget: (Ken Levine)

Lifeguards, Maintenance, Clubhouse & Social required by September 14th to meet deadlines.

New items for planning: seasonal cleaning of the Clubhouse, maintenance of landscaping, and rules of use.

Consider rental during the entire year?

At the October 4th Board meeting, the Board will vote to accept the 2026 Assessment.

18. Historical Display for Clubhouse: (Monica Anton)

Old Business:

Nothing new to report.

New Business:

Ken made a motion to present the new budget to the membership for their approval, totaling \$780. Seconded by Bob Bandel. **Motion Passed.** The dues in 2025 were \$772.00

Key dates:

Next Board Meeting will be on October 9, 2025

Membership Meeting will be on October 25, 2025, @ 9:00 am in Clubhouse + via Zoom

Bob Bandel made a motion to adjourn the meeting **in memory of Louie's wife** at 8:32. Seconded by Doug Doolittle. **Motion approved.**

Public questions were answered after adjournment.

Participants: 34

Minutes taken by Frank Augustine, Secretary