

## **OFFICIAL OB3 MEETING MINUTES OCTOBER 9, 2025 PDF**

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

October 9, 2025

October Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Brian Quinn at 8:03 pm. 39+ participants

### **a) Roll Call**

Brian Quinn-President. Bob Bandel-Vice President, Ken Levine- Treasurer, Donna Drummond, Tom Zich, Doug Doolittle, Mike Hanney

**Absent:**

**Monica Anton, Frank Augustine-Secretary**

**Quorum established.**

### **b) Agenda**

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

### **c) Reading of the Minutes.**

Brian Quinn made a motion to accept the minutes from the September meeting. Second by Ken.

**Motion approved.**

### **d) Communications**

No Communications received.

### **Financial Reports – Ken Levine, Treasurer**

As of September 30, 2025, the total for all bank accounts is \$1,047,838.62. Payroll expenses totaled \$49,823.94. Ken made a motion to pay September bills totaling \$90,601.99. Seconded by Tom. Motion approved.

### **Committee Reports:**

#### **1. Boat Basin/Kayak:**

**Boat basin (Brian Quinn)**

Need to get any boats still in the boat basin out asap

## **Kayak Launch Site (Monica Anton)**

### **2. Clubhouse: (Tom Zich)**

Ready for the annual meeting on Oct. 25.

Air hockey will be arriving next week. Minor work, including touch-up up etc in process. Quotation for the deck in process. All Knox boxes and fire prevention completed. Work on the sound system is still in progress. Many other enhancements are moving along. Working on a schedule as to when the Clubhouse can be used and possibly rented out. This will take some time.

### **3. Maintenance: (Tom Zich)**

Minor work in process. All clogged sewers were vacuumed out. All equipment is stored for winter, including life guard equipment.

### **4. Roads: (Tom Zich)**

Nothing new to report

### **5. Construction (Doug Doolittle)**

Permit applications- Open permits- 64 Demolition- 2 New homes-2 Raised homes-2 Revenue- \$2,295.

### **6. Beach: (Mike Hanney)**

Nothing new to report

### **7. Social: (Donna Drummond)**

Nothing new to report

### **8. Fundraising: (Donna Drummond)**

### **9. Membership: (Bob Bandel)**

27 members remain suspended, including 20 who are delinquent in payment of their 2025 annual dues.

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

### **10. Security/Beach Patrol:**

#### **Security (Bob Bandel)**

We are currently in off-season coverage. No major issues to report.

I want to remind everyone that no dog walking is allowed on the beach at any time

**Beach Patrol: (Frank Augustine)**

Nothing new to report.

**11. Nomination: (Bob Bandel)**

Nothing new to report

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

**13. Rules: (Ken Levine)**

**14. Technology/Website: (Tom Zich)**

All computer equipment has been received and updated to the new office. Many passwords and admin. Status was changed. All info is being stored to the cloud so it can be shared with all board members. This is still in process and will take more time. The membership list is being checked for accuracy and updated prior to the annual meeting for voting. This has been and continues to be a large task. QuickBooks is the main database for this. As you are aware, there was a lapse in information during the months of Sept and Oct.. Hopefully, all is now resolved. Awaiting final info. For simple voting do it may be put into the program.

**15. Legal: (Ken Levine)**

**16. Grounds: (Bob Bandel)**

**Overall, properties are being very well maintained**

**17. Budget: (Ken Levine)**

**Old Business:**

Nothing new to report.

**New Business:**

Ken Levine made a motion to pay accounting fees of \$10,000. Seconded by Doug. **Motion Passed.**

Ocean Beach Fire Co. performed a drill on the new clubhouse and pole barn so they know where everything is. Drill went very well.

**Key dates:**

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

Next Board of Trustees meeting Thursday, November 13 @ 8:00 pm via Zoom

The meeting was adjourned at 8:17 pm Brian made a motion. Second by Doug. Motion approved

Public questions were answered after adjournment.

Participants:

Minutes taken by Bob Bandel, Acting Secretary