

OFFICIAL MEETING MINUTES OB3 NOV. 13 2025 PDF

Ocean Beach and Bay Club
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November 13, 2025

November Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Brian Quinn at 8:00 PM.

a) Roll Call

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

Absent:

Mike Hanney

Quorum established.

b) Agenda

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

c) Reading of the Minutes.

Brian Quinn made a motion to accept the minutes from the October meeting. Second by Frank Augustine.

Motion approved.

d) Communications

No Communications received.

Financial Reports – Ken Levine, Treasurer

Pending the accountant's reconciliation.

As of November 13, 2025, the total for all bank accounts is \$1,008,489.57. Payroll expenses totaled \$12,012.69. Ken made a motion to pay September bills totaling \$37,297.27. Seconded by Brian Quinn. **Motion approved.**

Ken made a motion to borrow money from fundraising to help supplement any bills. Seconded by Bob Bandel.

Motion approved.

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Brian Quinn)

The boat basin is in great condition.

Kayak Launch Site (Monica Anton)

Monica proposed a \$50 fee to keep kayaks tied up during the winter season.

2. New Clubhouse: (Tom Zich)

The elevator has been facing difficulties. At this time, the final payment is being withheld.

3. Maintenance: (Tom Zich)

Gerry is working on roads on an as-needed basis. No speeding signs have been ordered for the upcoming season.

All cameras are functioning.

4. Roads: (Tom Zich)

5. Construction(Doug Doolittle)

Permit applications- Open permits- Demolition- New homes- Raised homes- Revenue-

Doug will research other planners to replace Beacon. Beacon has been given incorrect information on the flood map.

6. Beach: (Mike Hanney)

Nothing new to report.

7. Social: (Donna Drummond)

Holiday Sale will take place on November 28 and 29th on the remaining merchandise from 2024 and 2025. 2025 merchandise will be 50% off.

8. Fundraising: (Donna Drummond)

9. Membership: (Bob Bandel)

Nothing new to report.

10. Security/Beach Patrol:

Security (Bob Bandel)

Nothing new to report.

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)

Approved By-Law changes were sent to the lawyer for filing, and the Blue Book was updated for posting to the OB website.

14. Technology/Website: (Tom Zich)

Updated forms and the updated Bluebook will be updated on the website shortly. A new hard drive was purchased to back up all data.

15. Legal: (Ken Levine)

Nothing new to report.

16. Grounds: (Bob Bandel)

Nothing new to report.

17. Budget: (Ken Levine)

Old Business:

Nothing new to report.

New Business:

Ken Levine proposed hiring a Social Director.

Now that the Clubhouse is finished, we have had inquiries about renting it out for members' parties. We said we would look at this more closely once this past season ended. So now we are going to start looking at it. No plans in place yet. We need to think strategically about how to approach this, including setting it up, executing it, and ensuring that no damage is done to the Clubhouse. Right now, we are not ready to rent it out, so we will not be taking any reservations.

Key dates:

December 11 will be the next meeting.

Public questions were answered after adjournment.

Participants: 41

Minutes taken by Frank Augustine, Secretary