



Ocean Beach & Bay Club
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Fall Membership Meeting
Location: OB3 Clubhouse & Zoom Meeting Platform
October 25, 2025

The meeting was opened at 9:05 AM by President Brian Quinn.

Pledge of Allegiance.

Roll Call: Brian Quinn- President; Bob Bandel-Vice President; Frank Augustine-Secretary; Ken Levine-Treasurer; Donna Drummond, Tom Zich, Mike Hanney, Doug Doolittle

Absent:

Monica Anton.

Reading of the Minutes -

Brian made a motion to accept the agenda. Seconded by Mike. **Motion Passed.**

The membership will vote to accept the Minutes for the 2025 Spring Membership Meeting.

Financial:

Clubhouse total came to \$2,058,861.00

Communications – Financial Report-

Committee Reports:

Beach (Mike Hanney)

Mike thanked everyone for a successful beach season.

Boat Basin (Brian Quinn)

Please check your property after the last storm.

Kayak Launch Site (Monica Anton)

Nothing new to report.

Security (Bob Bandel)

No major issues with blackout week this year. Excellent job by our security team. The most common issue addressed by security during the season was vehicles parked on our roads.

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 in the past.

We are currently in off-season coverage, which means Jason Rigby, head of security, works 3 days a week to provide presence in the community. He also communicates with owners if issues of any kind are observed. He also ensures permits have been issued for work being completed on properties throughout our community.

As a reminder speed limit is 10 mph on club roads.

Beach Patrol (Frank Augustine)

Nothing to report.

Budget (Ken Levine)

Addressed concerns under the new business.

Clubhouse (Tom Zich)

Looking at a deck, a quote came in at \$9,600.

The board has not resolved anything regarding renting the Clubhouse, yet.

The fire inspector is coming this Monday to look at the elevator.

Construction (Doug Doolittle)

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

Grounds (Bob Bandel)

Overall, properties are being very well maintained. Please, no dogs on our beaches at any time.

No signs are permitted at any time. Do not leave garbage and recycling bins out 24/7.

Fundraising (Donna Drummond)

Nothing new to report.

Legal (Ken Levine)

Nothing new to report.

Alternate Dispute Resolution (ADR) (Ken Levine)

Maintenance (Tom Zich)

Maintenance is on hold for the winter.

Membership (Ken Levine)

Nothing to report.

Nominations (Bob Bandel)

Nothing new to report.

Roads (Brian Quinn)

Nothing new to report.

Rules (Ken Levine)

Social (Donna Drummond)

Nothing to report.

Technology/Website (Tom Zich):

Updating the website to edit the forms right on the site. New construction will not be able to be updated to this new form.

Old Business

Nothing new to report.

New Business –

Budget- Ken answered questions on the budget and explained his By-Law changes. Ken thanked Cassandra Howley for her assistance in creating the budget.

Voting starts tonight at 6 until Tuesday.

I would like to cast one vote for each position since it is going uncontested: Bob Bandel, Frank Augustine, Tom Zich, and Mike Hanney

Key Dates:

November 13, 2025, is the next monthly board meeting

The next annual meeting will be on June 6, 2026

The beach will open on June 20, 2026

Adjournment

Brian made a motion to adjourn the meeting at 9:43. Seconded by Ken Levine. **Motion passed.**

General Welfare and member chat questions were then answered

Minutes taken by Frank Augustine, Secretary