

OFFICIAL MEETING MINUTES OB3 APRIL 16, 2026 PDF

Ocean Beach and Bay Club
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April 16, 2026

April Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Brian Quinn at 7:01 PM.

a) Roll Call

Brian Quinn- President, Bob Bandel- Vice President, Ken Levine- Treasurer, Tom Zich, Doug Doolittle, Mike Hanney, Monica Anton

Absent: Frank Augustine

Quorum established.

b) Agenda

Brian Quinn made a motion to accept the agenda. Seconded by Bob Bandel.

Motion approved.

c) Reading of the Minutes.

Brian Quinn made a motion to accept the minutes from the March meeting.

Seconded by Tom Zich. **Motion approved.**

d) Communications

No communications received.

Financial Reports – Ken Levine, Treasurer

Financials:

March is not reconciled yet. Vendor payments will be approved at our May meeting.

Insurance premiums are still under review pending WC audit of 2025 payroll. With regards to proposed GL and Umbrella policies increases, the companies reduced the increase to \$4,790 which overall reflects an increase of almost \$19k, 14.8% over 2025. Still within budget expectations. Our broker is still sourcing alternatives.

Bank balances:

Letter of Credit (Kearney Bank) for Toms River released roughly \$48,500.
TR deposits for Clubhouse construction at TD Bank in process. As of today; \$5,695.98 and \$1,894.87.

JCP&L deposit refund in process pending reconciliation. Expect payment in May, possibly \$13,000.

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Brian Quinn)

Nothing to report.

Kayak Launch Site (Monica Anton)

We are almost sold out of racks to store your kayaks, canoes, or paddleboards. There are 22 racks left. If you'd like to rent one, contact info@oceanbeach3.org.

2. Clubhouse: (Tom Zich)

Cleaning staff hired.

3. Maintenance: (Tom Zich)

Life Guard Stands repainted and installed on the beaches. Fully staffed.

4. Roads: (Tom Zich):

Began raking roads on April 6 and working continuously to upkeep. 3 more aprons will be installed on Kingfisher and Tarpon (east side) and Pompano (west side).

5. Construction (Doug Doolittle):

19 total open permits, including 2 house demo/rebuilds and 1 raise.

6. Beach: (Mike Hanney)

USLA re-certification for Life Guards will take place on Saturday, April 18, 2026. Uniforms will be ordered thereafter. Beach is ready to go.

7. Social:

The Clubhouse will be open from 8:00 a.m. to 8:00 p.m., with activities scheduled throughout the day. Food service will be available as follows: coffee, donuts, and hot breakfast sandwiches from 8:00 a.m. to 10:00 a.m., and snacks, including pizza and hamburgers, from 10:00 a.m. to 2:00 p.m.

Access to the second floor will be limited to individuals over the age of 16; those under 16 must be accompanied by an adult. Games and entertainment will be provided on both floors throughout the day.

8. Fundraising: (Ken Levine)

The Bench Program has been reinstated. Information and the application are available on the Club's website. Big thanks to Lynn Martini, who volunteered to serve as Chair. Thanks also to Tom Zich and Barbara Ruglio for their efforts in advancing the program.

Refurbishment of the bocce court is underway and is being funded through this account.

9. Membership: (Bob Bandel)

Member suspensions:

Bob Bandel made a motion to reinstate a suspended member. Seconded by Brian Quinn. **Motion approved.**

There are currently 19 new members who either attended the New Member Zoom meeting on Feb 21 or have attended a one-on-one meeting with Bob Bandel. As a reminder, all new members must attend a new member meeting to become members in good standing, which entitles them to receive their beach badges, submit construction applications, vote, rent their home, and run to become a trustee.

10. Security/Beach Patrol:

Security (Bob Bandel)

Memorial Day weekend coverage is set. Seasonal coverage of 10:00 AM - 5:00 PM, and 6:00 PM - 1:00 AM will begin on June 20. We are fully staffed for the upcoming season.

Beach Patrol: (Frank Augustine)

Frank is reaching out to returning badge checkers and establishing a schedule.

11. Nomination: (Bob Bandel)

We continue to have one open board seat. If interested, contact the OB3 office and advise us that you are interested.

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

Nothing to report

13. Rules: (Ken Levine)

See Old Business below

14. Technology/Website: (Tom Zich)

The website is updated, and we are populating the events calendar.

15. Legal: (Ken Levine)

Nothing to report

16. Grounds: (Bob Bandel)

Grounds inspection for the 2026 season will take place the week of April 27. Please ensure that your property is well-maintained and clear of weeds and debris. Check the Blue Book for more details on grounds expectations.

17. Budget: (Ken Levine)

Nothing to report

Old Business:

A rule was passed relating to the installation of permanent electric generators.

New Business:

An e-mail blast was sent to the membership announcing beach badge distribution at the Club House on the following dates:

Saturday, May 23: 9:00 AM – 12:00 PM

Sunday, May 24: 9:00 AM – 12:00 PM

Monday, May 25: 10:00 AM – 12:00 PM

Saturday, May 30: 9:00 AM – 12:00 PM

Saturday, June 6: 9:00 AM – 12:00 PM

Saturday, June 13: 12:00 PM - 2:00 PM

Sunday, June 14: 9:00 AM – 12:00 PM

We are in need of volunteers to assist with badge distribution on these dates. If interested, please email your name and preferred dates to info@oceanbeach3.org.

Ken Levine made a motion to have Lynn Martini occupy the vacant seat on the Board of Trustees. Seconded by Doug Doolittle. **Motion approved.**

Doug Doolittle reported that proposals are being sought to construct a 6' cantilevered deck on the bay side of the clubhouse.

A member will submit information on an event management company for potential use if clubhouse rentals are permitted.

Doug Doolittle raised the matter of reimbursing Tom Zich for personal expenses incurred on behalf of the community and proposed consideration of a stipend in recognition of his contributions. Mr. Doolittle will prepare a job description for review and further consideration by the Board.

Trustees who can cover beach badge distribution on June 13 and 14 please contact Bob Bandel.

Ken Levine made a motion to increase the fee of season beach badges for Ocean Beach Marina renters from \$175 to \$250 per person. Seconded by Bob Bandel.
Motion approved.

Key Dates:

Emergency Board of Trustees meeting May 1, 2026 at 12:30 PM via Zoom to vote on suspension of members who have not paid their annual dues.

Regular monthly meeting of the Board of Trustees on May 21, 2026 at 7:00 PM via Zoom.

Memorial Day flag raising on Monday, May 25, 2026 at 9:00am at the clubhouse. Coffee and donuts will be provided from 8:30 AM - 10:00 AM. Hot breakfast will be available after 10:00 AM.

The semi-annual meeting will be on June 13, 2026 at 9:00 AM at the clubhouse. Our beaches will open on Saturday, June 20, 2026.

Brian Quinn made a motion to adjourn the meeting at 8:35 PM. Seconded by Bob Bandel. **Motion approved.**

Public questions were answered after adjournment.

Minutes taken by Monica Anton.