

## OFFICIAL MEETING MINUES OB3 FEB. 12 2026 PDF

Ocean Beach and Bay Club  
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February 12, 2026

February Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Brian Quinn at 7:02 pm. 45+participants

### **a) Roll Call**

Brian Quinn- President, Bob Bandel- Vice President, Ken Levine- Treasurer, Frank Augustine- Secretary, Tom Zich, Doug Doolittle, Mike Hanney, Tom Zich

### **Absent:**

Monica Anton

### **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 January meeting. Second by Tom Zich. **Motion approved.**

### **d) Communications**

No communications received.

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

As of January 31, 2026, the total for all bank accounts is \$975,633.35. Payroll expenses totaled \$8,463.99. Ken made a motion to pay January bills totaling \$16,120.74. Seconded by Bob Bandel. **Motion approved.**

Ken made a motion to suspend member Fellis for failing to pay the outstanding balance. Seconded by Bob Bandel. **Motion approved.**

## **Committee Reports:**

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

**Boat basin** (Brian Quinn)

Nothing to report.

**Kayak Launch Site** (Monica Anton)

Nothing to report.

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

Much work has been completed to facilitate a very exciting clubhouse agenda for summer 2026. Just an example is a breakfast schedule 8-10 AM for coffee, tea, OJ, and donuts and bagels, with this also, Taylor ham, sausage, egg variety sandwiches.

10 AM-2 PM luncheonette snack bar. Hot dogs Hamburgers, Pizza, chicken nuggets, and more. Drinks Ice cream, etc. TOM'S famous French fries. Even more!!!

2 PM-5 PM ice cream and snacks, and feral shakes, along with three flavors of soft ice cream from our new soft swirl machine. While all this is going on, kids can play ping pong, air hockey, basketball, etc., and SKEEBALL!!

We need employees to help this happen.  
Go to the web to fill out an application.

I would like to make the following proposals, following the Sunshine rules for NJ.

Please discuss the vote.

1.) Tom made a motion to finish the fence around the basketball court, not exceeding \$7,000.

Seconded by Doug Doolittle. **Motion Passed**

2.) Tom made a motion to complete the last three aprons. Tarpon East Side Highway North, Bonita West Highway North, Kingfisher, not exceeding \$28,000. Seconded by Doug Doolittle.

**Motion Passed**

3.) Tom made a motion to purchase a basketball game not to exceed \$7,500. Seconded by Frank.

**Motion Passed.**

4.) Tom made a motion to cement over the top of the bocce ball court, not to exceed \$5,000.

Seconded by Frank. **Motion Passed.**

5.) Tom made a motion to purchase shuffle board game not to exceed \$2,000. Seconded by Doug. **Motion Passed.**

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

Many winter projects with a limited staff are coming to fruition. New picnic tables, games, storage bins, and much more were completed during the cold winter months. Roads will not be scheduled until later in March, as the roads remain frozen and flooded, and we would just not be able to handle the workload and keep them in good condition during Feb and March. Sorry DRIVE SLOW!!!

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

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

As of December 10th:

Permit applications-4 Open permits- Demolition- 2 New homes- Raised homes- Revenue- \$.

New DEP regulations for height restrictions. We are waiting for more information to see if we have to change the By-Laws.

Ken made a motion to put a moratorium on approving any generators, and it is retroactive. Seconded by Bob. **Motion Passed.**

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

Discussion about investing in larger poles for a lightning detection system and lights.

### **7. Social:**

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

Nothing new to report.

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

We currently have 13 new members. We have 2 new member Zoom meetings scheduled for Feb 21 & April 18. 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)**

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 has notified several owners of broken water pipes due to the severe cold conditions this season. He has continued to advise dog walkers that no dogs are ever allowed on the beach and all dogs must be leashed. We continue to see signs posted throughout the community that are not allowed. We continue to have one security position open for the season. The job specifics have been posted to the website under employment opportunities.

**Beach Patrol: (Frank Augustine)**

Nothing new to report.

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

There is an open seat for the Board. Please send an email if you are interested.

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

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

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

To establish a user-friendly file system that can be used by all board members and yet not establish a server-based, costly computer/file system, we have created a OneDrive system using a unique e-mail account, which will allow trustees to view certain files and execute changes to them. At the present time, only two users, plus the office secretary, have access. Of course, this is not necessary for board members who can get to the office to use the in-house computer system. This is recommended. We have begun to populate the website and will update it as required. The new office manager will be given passwords to access all necessary software programs.

Welcome aboard, Christina!

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

Nothing new to report.

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

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

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

**Old Business:**

Nothing new to report.

**New Business:**

Member badges are in. Rental badges will be ordered shortly.

Discuss the tee and sweatshirt design, waving flag and eagle on the back, OB whale logo on the front breast. Possible colors: white, blue, heather gray.

Tom made a motion to buy 7 new benches at \$750 each. Seconded by Frank. **Motion Passed.**

Discussion to rectify the overflow parking.

**Key dates:**

Next Board of Trustees meeting March 12, 2026, @ 7:00 pm via Zoom.

The semi-annual meeting will be on June 13th, 9:00 AM at the Clubhouse.

Beach open Saturday, June 20th.

The meeting was adjourned at 8:08 pm. Brian made a motion. Second by Bob Bandel. **Motion approved.**

Public questions were answered after adjournment.

Minutes taken by Frank Augustine, Acting Secretary