

OFFICIAL MINUTES OB3 AUGUST 13, 2026 PDF

Ocean Beach and Bay Club
3305 Heron Lane
Lavallette, NJ 08735
732-793-3798
info@oceanbeach3.org

August 13, 2026

August Meeting Minutes

Location: Zoom Meeting Platform / Clubhouse

The meeting was called to order by Bob Bandel at 7:06 PM.

a) Roll Call

Bob Bandel- President, Ken Levine- Treasurer, Frank Augustine- Secretary, Tom Zich, Mike Hanney, Monica Anton, Lynn Martini, Doug Doolittle, Brian Mason

Absent:

Quorum established.

b) Agenda

Bob Bandel made a motion to accept the agenda. Seconded by Frank Augustine. **Motion approved.**

c) Reading of the Minutes.

Bob Bandel made a motion to accept the July 9, 2026 minutes. Seconded by Ken Levine. **Motion passed**

d) Communications

Given New Jersey's new flood elevation requirements, requiring to build to a Climate Adjusted Flood Elevation (CAFÉ) five feet above the FEMA Base Flood Elevation (BFE), how does the HOA intend to reconcile the CAFÉ elevations now required by NJDEP and Toms River with the current maximum elevation permitted under the HOA's rules and bylaws for new construction in Ocean Beach III, and when will the HOA address this conflict?

Thank you!

Michael Danenberg
115 W Amberjack
(720) 347 3888

Hey Bob, I am once again requesting that the discussion of renting the clubhouse be added to the upcoming meeting. I have requested this multiple times, and for some reason it never happens. A response from the board, "working on it," is not a discussion, nor is it open to our club members to add their opinions. Let's have some transparency, please.

Tricia Simone. 34 Plover. 845 661-3002.

Some members are wondering whether we can rent out the clubhouse for graduation, birthday parties, etc.

Desi

35 E Bonita Way

Financial Reports – Ken Levine, Treasurer

Financials:

Bank balance \$1,067,530.02

Vendor Summary TOTAL \$283,353.88

without Payroll \$125,287.48

Payroll \$158,066.40

Ken made a motion for July expenditures totaling \$283,353.88. Seconded by Bob Bandel.

Motion Passed.

CD's are in place.

Reviewing long-term investment strategy- recommendation forthcoming.

Liens filed on two members with outstanding balance.

Transfer ERC \$ to Asset Reserve.

Ken made a motion to transfer ERC money to Capital Asset Reserve Account. Seconded Bob Bandel. **Motion Passed.**

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Bob Bandel)

We have 20 slips rented this year for a total of \$2000 in revenue

Kayak Launch Site (Monica Anton)

Nothing to report.

2. Clubhouse: (Tom Zich)

We will be staffed from 10-2 pm in the office from June 20-Sept 7.

Brian Mason will be taking the lead on renting out the Clubhouse.
Clubhouse committee will be meeting in September.
JR will be looking into adding on to the playground, working with the Fundraising committee.

3. Maintenance: (Tom Zich)

Money will be allocated for concrete on all the walkways to minimize the gap.
Raise W. Bayview 8 inches to minimize flooding, costing about 20 thousand.

4. Roads: (Tom Zich / Doug Doolittle):

5. Construction (Doug Doolittle):

As of 7/4/26 -

3 demo

1 raise

38 minor

\$2,460.00

9 hardships mid June

Based on the new CAFE regulations, Toms River is not going along with this rule, and as of now we are not approving any plans; however, it is a federal law that will probably supersede our Deed restrictions.

6. Beach: (Mike Hanney)

Lifeguards will be dropping stands since lifeguards are going back to college. Don will be making that decision on a daily basis.

Mike will be looking into purchasing a new boat in about 3 years.

Tent covering needs replacement.

Lifeguards will be paid for competing in the lifeguard tournaments.

Purchasing a new kayak.

7. Social: (Ken Levine)

Kids events doing extremely well.

Evening adult events not so good, only about 12-20 people. Recommend next year to discontinue; not worth the cost.

Clothing sales to date doing ok, our costs covered.

8. Fundraising: (Lynn Martini)

Benches are en route and will be placed.

9. Membership: (Monica Anton)

10. Security/Beach Patrol:

Security (Bob Bandel)

July security issues were normal for this time of year. We had no major issues with Black Out week this year. Some litter on the beach on Saturday night, but that was it. Additional coverage is planned for Labor Day weekend.

Beach Patrol: (Frank Augustine)

We are beginning to lose some members of our beach patrol team as they head off to college, so please be understanding as we adjust staffing.

Also, please remember that bikes are not allowed to be parked on walkways. Maintenance has been installing additional bike racks in busy areas to help provide more designated parking.

For next year, one recommendation will be to have badge checkers remove bikes that are not properly parked and place them in the designated bike racks.

11. Nominations: (Ken Levine)

One nomination: Elaine Trusio

Please reach out to Monica if you are nominating yourself.

12. Alternate Dispute Resolution (ADR): (Brian Mason)

Nothing to report

13. Rules: (Brian Mason)

Nothing to report.

14. Technology/Website: (Tom Zich)

IT responsibilities will be divided up.

Security Brands app will allow access to the upstairs of Clubhouse. Blast email to follow.

A QR code was created to get to the website.

15. Legal: (Ken Levine)

Nothing to report.

16. Grounds: (Monica Anton)

Noisy construction was ceased immediately.

Broken boat and trailer will be removed next week.

Weeds were rectified

Dog must stay leashed.

Trash cans properly stored.

17. Budget: (Ken Levine)

Received Office, Security, LGs, and Social so far.

Clothing, Social & Tournament shirts will not be budgeted for as an item since revenue offsets cost.

18. Misc.

Issues with one of our homes that is uninhabitable have been forwarded by the TR Twp Administrator to the TR building dept for follow-up. Still waiting for an update.

Robo cans: as advised via email blast, we received incorrect information from TR regarding opportunity to replace 95-gallon can with 64-gallon can. TR no longer carries the 64-gallon cans.

Zoom call scheduled for Wednesday, August 12 with newly appointed TR Twp Administrator. Issues to be addressed: beach issues, lack of police presence, and reduced crossing guards.

TR code enforcement officer will be following up with garbage cans that are still out after 9:00 pm on the day of pickup if we advise them. However, there is no penalty in place if the owner does it repeatedly, per Anthony Benyola, Assistant Director, TR DPW.

Please no bikes on mobi mats for safety reasons, plus I don't want to give TR an out if they do show up to fix mobi mats and bikes are blocking them.

Rt 35 plan to reconfigure traffic flow in Lavallette and Ortley Beach has been scrapped by NJ DOT.

Old Business:

Office hours 10 AM- 2 PM until September 7.

Renting of Clubhouse

Nominations

New Business:

Text Messaging system has been going out as a test. A blast will be sent out to membership to explain the system.

Key Dates:

The next Board meeting on September 10, 2026, at 7:00 PM

Sept. 14 Budget is due to Ken

Budget Meeting September 17th at 7:00 PM

October 8th, 2026 Board Meeting

Fall Membership Meeting is October 24, 2026 at 9:00 AM.

Bob Bandel made a motion to adjourn the meeting at 8:56 PM. Seconded by Frank Augustine.

Motion approved.

Public questions were answered after adjournment.

Minutes taken by Frank Augustine.