

OFFICIAL MINUTES OB3 SEPTEMBER 10, 2026 PDF

Ocean Beach and Bay Club
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September 10, 2026

September 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, Tom Zich, Mike Hanney, Monica Anton, Lynn Martini, Doug Doolittle

Absent: Frank Augustine- Secretary, Brian Mason

Quorum established.

b) Agenda

Bob Bandel made a motion to accept the agenda. Seconded by Doug Doolittle. **Motion approved.**

c) Reading of the Minutes.

Bob Bandel made a motion to accept the August 13, 2026 minutes. Seconded by Doug Doolittle. **Motion approved.**

d) Communications

None

e) Financial Reports – Ken Levine, Treasurer

Financials:

Bank balance \$980,150.90

- CD's: \$700,000
- Balance: Cash accounts

Financial statements submitted to the Board for August.

Investment Strategy: Discussed the Club's investment strategy. There is no interest in annuity-type investments given the five-year time horizon. The Board will evaluate CDs versus U.S.

Treasuries. Current CDs mature in November, and the plan is to stagger future investments so that maturities occur in different months.

Ken Levine made a motion to pay August's expenditures totaling \$109,679.93. Seconded by Bob Bandel. **Motion Passed.**

Committee Reports:

1. Boat Basin/Kayak:

- **Boat basin** (Bob Bandel)

All boats, jet skis, and kayaks must be removed from the boat basin by November 1.

- **Kayak Launch Site** (Monica Anton)

All kayaks and paddlecraft must be removed from the bay beach racks by November 1, unless the owner elects to store them on the racks during the off-season and pays the applicable \$50 off-season storage fee.

2. Clubhouse: (Tom Zich)

The clubhouse generated approximately \$80,000 in gross sales from food, shirts and games during the season, including a successful end-of-season Skee-Ball event. A committee, chaired by Brian Mason, will advise on future clubhouse rentals. Required state and Township fire, sprinkler and food-use requirements are being addressed. Winterization, air-filter and fryer maintenance, pesticide treatment and final cleaning are underway, and the elevator is being serviced.

3. Maintenance: (Tom Zich)

Twenty new benches have been installed. Lifeguard stands and summer signage are being removed and replaced with winter signage. Additional maintenance projects are ongoing.

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

Roadway/drainage work on West Bayview Drive (at 35S) is scheduled for the first week of October at a cost of \$14,200 under contract with Daryl Lutz Contracting. Two tri-axles of Pearl Beige fill have been purchased for fall road maintenance.

Tom Zich made a motion to fund the \$14,200 for the roadway/drainage work. Seconded by Doug Doolittle. **Motion approved.**

Ken Levine made a motion to move funds from Capital Reserves to perform roadway/drainage work. Seconded by Tom Zich. **Motion approved.**

5. Construction (Doug Doolittle):

As of September 3, 2026:

- Demo and Rebuild: 1
- Raise: 1
- Minor Permit Applications: 42
- Hardships: 12
- Fees Collected: \$2,540.00

Doug Doolittle made a motion to increase the fees for Building Permits to \$50 for minor work and \$600 for major work. Seconded by Tom Zich. **Motion approved.**

6. Beach: (Mike Hanney)

The beach had a successful summer season. This week, beach equipment is being removed, inspected, and prepared for winter storage, along with an inventory and review of supplies. We will need new lifeguard staffing in 2027.

7. Social: (Ken Levine)

- Thanks to the staff and volunteers who helped make this first season at the Clubhouse a good one. We learned quite a bit.
- Alexis Palmeri will not return next year so a search will need to begin for a Director.
- Recommendations have been sent to the Trustees regarding operations. Clothing recommendations will be forthcoming. I submitted a suggestion for 2027's design. It may be a fun thing to have members send in suggestions and the winner gets a shirt.

8. Fundraising: (Lynn Martini)

Twenty benches were sold, generating \$8,300 in net proceeds for the Club.

Forty two Stepping Stones sold generated \$1,260 in net proceeds.

These funds are deposited in a restricted Fundraising account pending a determination of how they will be allocated toward recreation equipment and activities.

The Fundraising account has \$75,000 in a CD and \$10,396 in cash as of August.

9. Membership: (Monica Anton)

No New Member meetings since our last meeting.

Two members are currently suspended. One suspension relates to the condition of the member's home and is being addressed with Toms River Township and the Mayor's Office. The other suspension is for a financial matter; the Club has reached a repayment agreement with the member, and the suspension is expected to be lifted soon upon completion of the agreed payments.

10. Security/Beach Patrol:

Security (Bob Bandel)

The beach and roads experienced large groups of young people on Saturday and Sunday nights of Labor Day weekend. Saturday night's power outage made it particularly challenging to disperse the crowds, as Wawa and Dairy Queen were also closed. Two OBBC security guards were on duty both nights, with assistance from Toms River Police. Overall, the security team and police did a very good job managing the situation.

Beach Patrol: (Frank Augustine)

Nothing to report.

11. Nominations: (Monica Anton)

The nominations process closed on September 1, 2026. Five candidates were nominated to fill the five Trustee positions whose two-year terms expire on December 31, 2026.

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

Nothing to report.

13. Rules: (Brian Mason)

Nothing to report.

14. Technology/Website: (Tom Zich)

A new tower PC will be purchased before year-end, with files transferred from the existing computer to a new filing system. The existing computer will be repurposed. The website and minutes are current, with end-of-season updates in process. The Zoom AV issues have largely been resolved, with further improvements planned. The clubhouse entrance security system is complete and ready for user enrollment. Program IDs and passwords are also being organized to facilitate future Board transitions.

15. Legal: (Ken Levine)

Nothing to report.

16. Grounds: (Monica Anton)

One member is on notice to clear weeds. One will be added due to fence being in disrepair.

17. Budget: (Ken Levine)

- Sept 17th meeting to review 2027 budget.
- Trustees will review department submissions at that meeting.

18. Miscellaneous

Mobi Mats: Toms River cleared sand from the Mobi Mats in mid-August following our August 12 Zoom meeting with their Maintenance personnel. While some walkways were cleared better than others, there was a noticeable improvement. After reviewing the Dune Easement Agreement executed after Sandy, our attorney, Hubert Cutulo, determined that OBBC is authorized to remove sand from the mats in the future if Toms River fails to do so and a safety concern exists.

Property Condition: Bob Bandel has been in contact with Marisa Matarazzo, an assistant to the Toms River Mayor, regarding next steps concerning a property in deplorable condition whose owner does not have a Certificate of Occupancy. The matter is being referred to the Toms River Township Attorney. Updates will follow.

Regroup: Regroup Administrator Betina Bandel is making excellent progress implementing our new texting system. Thanks to Ken Levine for spearheading this initiative.

Glass on Roads: We have followed up with Toms River DPW regarding the need for greater care during recycling collection, as significant amounts of broken glass have been observed on our roads following pickup days.

Old Business:

Off-season rental of Clubhouse: Committee chaired by Brian Mason is working on this.

New Business:

RULE #5C

All houses being raised or rebuilt shall comply with the minimum flood elevations required by Toms River Township in accordance with the Advisory Base Flood Elevation (ABFE) for the subject home. Owners are responsible for obtaining the applicable ABFE for their home and submitting construction plans that comply with that elevation.

Owners may build to the higher of the following two elevations:

Up to five (5) feet above the applicable ABFE, measured to the top of the first finished floor. This additional elevation, known as “freeboard,” provides an added margin of safety above the required flood elevation and may help reduce flood insurance premiums; or

Up to seven (7) feet above existing grade, measured to the bottom of the floor joists, to provide adequate headroom beneath the first floor.

Notwithstanding the foregoing, no home shall exceed a height of fifteen (15) feet, measured vertically from the finished first-floor elevation to the top of the ridge beam.

All new and/or altered buildings shall conform to the setback requirements set forth in the applicable property Deed Restrictions.

Motion made by Bob Bandel to adopt new rule 5C as stated above. Seconded by Doug Doolittle. All Trustees present voted to approve. None opposed. **Motion approved.**

RULE #21M

The Board discussed the current \$30 annual fee for members who require USPS mailings. There are currently seven members without an email address on file, with the possibility of additional members requesting USPS communication. The Club currently sends a minimum of two to four mailings annually, and each mailing involves administration, postage, preparation, mailing and invoicing expenses.

Motion made by Ken Levine to raise \$30 fee to \$60. Seconded by Bob Bandel. **Motion passed.**

Key Dates:

September 17, 2026: Budget Meeting at 4:00 PM. Zoom only.

October 8, 2026: Monthly Board Meeting at 7:00 PM. Zoom only.

October 24, 2026: Fall Membership Meeting at 9:00 AM. Clubhouse and Zoom.

November 12, 2026: Monthly Board Meeting at 7:00 PM. Zoom only.

Motion made by Bob Bandel to adjourn the meeting at 8:20 PM. Seconded by Monica Anton. **Motion approved.**

Public questions were answered after adjournment.

Minutes taken by Monica Anton.