

Ocean Beach Shores Fall General Membership Meeting  
(September 2, 2023)

Don Rica (#250) called the meeting to order. He acknowledged a quorum of members was present. Roll call was taken. The Board members present were: Don Rica (President), John Wagner (Membership), Cathy Lentini (Treasurer), Kathy O'Brien (Secretary), Greg Canniff (Building and Grounds), Barbara Ring (Beach), Kathy Friedman (Marina).

After members participated in the Pledge of Allegiance and Labor Day tribute, Lifeguard Captain Joe S. gave an update on the 2023 season. Fortunately, no incident reports were necessary and our lifeguard team fared well in many tournaments. Don thanked Membership Trustee John Wagner (#232) for his years of service on the Board and stated that he would be missed as he did not run for reelection.

President's report:

Don Rica advised that the Board was considering fundraising options (sweatshirts, tee shirts, etc.) in order to defray costs incurred from previous Board expenditures. Don also asked that members think twice before sending emails that contain personal attacks to the general membership as was done this past summer. He also reported that, unlike the practice at the last General Membership meeting where he allowed people to speak from their seats, without identifying themselves, sometimes at the same time others were speaking, the Board now required all members in good standing to come up to the microphone and state their name and house number before speaking. This practice should result in more orderly meetings and help in preparing meeting minutes.

Secretary's report:

Kathy O'Brien (#220) asked for a motion to approve the 5/27/23 General Membership minutes. Tina Hungrige (#47) attempted to speak. Don advised her that, as a member who was not in good standing, she was not allowed to speak. Joe McKeever (#140) moved to approve the minutes; Darlene Pereksta (#207) seconded. The minutes were approved by the membership.

Membership report:

John Wagner (#232) advised that the new Club Directory was printed, and copies were available. The rental fees more than covered his budgeted expenses and rental badges would be increased by \$10 next year to help offset other Club expenses. Four houses are currently for sale: 3114 Ocean Road, 51 OBB, 133 OBB and 254 OBB. John thanked his fellow Board members, his family and Joe Klenner (#257) for their help during his term as Membership Trustee.

#### Treasurer's report:

Cathy Lentini (#237) discussed the 2023 year-end and the proposed 2024 budget which was previously provided to the membership. She advised that 46% of our income is used to employ lifeguards. She noted that "reserves" have varied over the years and she anticipates a \$40 increase in dues for 2024 and approximately \$50 for the next two years thereafter in order to cover the expenses inherited and incurred as explained in her August 19, 2023 letter to the membership. Susan Lambariello (#48) asked if Cathy could guarantee that expenses would not exceed the proposed dues increase. Cathy L. responded that she could not guarantee and that her projection was based only upon utilizing some reserves from the Club's checking account. Her proposal did not include touching any reserves in the Club's savings account. Susan L. (#48) questioned whether there was a balance sheet. Kieran Keaveney (#24) asked if he was correct in understanding that the Club had two bank accounts that had "reserve" balances that totaled approximately \$40,000. Cathy L. confirmed his understanding. Guy Lissak (#28) moved to accept the report and proposed budget. Richard Pfaff (#39) seconded. The membership voted to approve.

Cathy L. advised that she was able to save the Club some recurring expenses by cancelling certain bank services which we were not using but which were costing us \$20 per month. She was also able to recapture a one-time \$200 refund due the Club from Toms River (due since Sandy) and also a \$1,000 reserve for a surveyor. She advised that she was working with a CPA (who was referred to the Club by PNC Bank) – the Club's accounts are now on "Quicken" and the CPA will handle payroll as well as filing taxes as a package deal.

#### Marina report:

Kathy Friedman (#212) reported that the Marina produced revenue of \$34,700 for 2023. The proposed budget includes \$980 estimated for needed repairs. The 2024 slip rental fee is proposed to increase by \$50. Members must advise her by January 1, 2024 if they want a slip; they will be put first on any waiting list. She is looking into possibly renting out Club space for kayak storage in order to increase revenue.

#### Beach report:

Barbara Ring (#133) reported that the mobi mat would be repaired after the summer season was over. She and Don asked that any member who was aware of a survey done in connection with the CAFRA application made by the prior Board please contact this Board to provide the survey or information to track down the survey. The current Board was never provided with the survey (or the information as to who performed the survey). Because the CAFRA permit was not done correctly by the prior Board, this Board needs to file a new CAFRA application. Because this Board was not provided with the survey/information as to who did the survey, they will have to obtain a new survey which will cost the Club \$3,000 to re-do.

Barbara contacted Toms River regarding the issue of additional handrails on the ramp to the beach which was raised at the Spring General membership meeting. She was advised by Toms River that our beach access is ADA compliant because of the elongated ramp with grab handles at our neighboring beach (Sunset Manor) and our Club's beach wheelchair.

Barbara is working on finding out if we need to dig out our current storm fencing or possibly add to it. She will advise the membership what needs to be done and if we need volunteers. The 2024 beach season will run from 6/15/24 to 9/2/24.

#### Building and Grounds report:

Greg Canniff (#202) advised that three projects are planned: #223, #48 and #201. He advised that, through volunteers, our bulkhead was repaired, and our benches were repainted. This saved the Club money. He will be resealing the concrete bench stanchions and he's monitoring the finger pier which may need repair. He's getting an estimate for filling in the street cracks which have opened up or appeared since they were filled last year.

Greg reported on three cases where fines were imposed. One matter (involving a non-member) went to small claims court where he and Don settled it without an attorney. Another matter (Rafferty) was resolved without an attorney. The pending litigation (Hungrige) was delayed by the Hungrises, but not from our side.

Regarding the issue of updating the By-laws, Don advised that there seems to be a misconception that the By-laws Committee has jurisdiction over changing the By-laws and Deed restriction. He advised that they do not; they can just recommend certain changes to "clean up" the By-laws. Don asked Guy Lissak (#28), whom Don asked at the Spring General Membership meeting to chair the By-laws Committee, to provide a status report. Guy advised that he had knee surgery this summer and had not yet formed a committee. Guy asked members to contact him again if they wished to be on the Committee. Guy advised that the Committee would not be making new by-laws, rather, they would clean up what is repetitive and/or ambiguous. He stated he would back out of serving on the Committee if others wished it to address building height.

#### New Business:

The meeting was opened to the membership for discussion of new business. Mary Tresca (#112) inquired about the status of the black macadam sections on the sidewalk. Don advised he will contact the gas company on her behalf, and they will come and replace the sidewalk. Mary also asked if the Board checks that any member who gets rental badges provides proof that a rental CO was issued by Toms River. She asked if proof was shown on the window of the house. She stated that the Town contacted her neighbor because they did not have a rental CO. Cathy L. responded that Toms River no longer puts the proof (certificate) on the window/door. They just require that it be posted inside the house. Rob Pizzuto (#209) suggested that the Board obtain a copy of the CO from the homeowner member before rental

badges are issued. John Wagner agreed. Cathy L. also advised that, if you rent, you have to register your heating server with Toms River; it's another money grab (\$50). Susan L. (#48) stated that, if you see someone renting and using owners' badges instead of renters' badges, you should notify the Membership Trustee. Cathy L. advised that, if a member rents and does not utilize renters' badges, they will be responsible to the Club to pay the cost of the rental badges that should have been utilized.

#### Voting Results:

Susan L. (#48), as Chair of the Nominating Committee, reported that the people elected to the four open Board seats were: Barbara Ring, Pam Czerwinski, Kathy Friedman and Kathy O'Brien.

Rick Monsell (#55) moved to adjourn; Joe McKeever (#140) seconded. The membership voted to adjourn.