

Ocean Beach Shore Club

General Membership Meeting

08/31/2024

Don Rica (#250) called the meeting to order noting a quorum of members was met. Roll call was taken. The Board members present were Don Rica (President), Barbara Ring (Membership), Cathy Lentini (Treasurer), Kathy O'Brien (Secretary), Greg Canniff (Building & Grounds), Pam Czerwinski (Beach), and Kathy Friedman (Marina). Rafferty (#56) was asked to lead the Pledge of Allegiance. Hungrige (#47) is recording the meeting today.

President's report:

Don (#250) This weekend ends another summer season at OBSC. It's again time to honor and recognize the contributions of the American labor movement and a time to celebrate with friends and family. Don asked Keiran to address a vote on his motion in New Business section later today. The Board previously discussed the motion presented; however, we are governed by our By-Laws, and we do need a Board. There may have to be amendments to the existing By-Laws first. Keiran asked if his motion would be put to a vote today. Don said we could vote but really an official vote would be best. Keaveney asked why it has not been acted on yet since it was sent out ahead of the meeting? Don asked what did he mean? Acted on what? As discussed, a methodical review is necessary along with a vote that includes the entire membership. Both Greg and Don's last day is today. These positions have been met with thanks to Trish Capitelli (#245) and Abby Luhn (#205) for stepping up and Lentini for keeping up. Thanks to all our volunteer members who helped the Board this year also. We are all connected by the HOA. Don also addressed a member's call to him about Abby being able to run as Nominating chair. Please read the by-laws in the future. She is eligible to run and meets all criteria as is Hungrige, so let's put this issue to rest. We need people to volunteer period and the contentious environment doesn't help. Don addressed the "elephant in the room" today specifically the abrupt, voluntary, immediate and final resignation from our former employee, the Beach Captain. After many calls, visits and conversations to elicit details, Don asked that we please respect that this is an HR issue between employee and employer, therefore we are unable to discuss any details. There were no beach interruptions since a new captain was retained ASAP on an especially busy holiday weekend. Thanks to Ring (#133) for donating her time and experience to help. Don said if you don't like the decisions that are made by the Board, any member's best course of action is to get involved, run, and get on the Board to make changes and move this club forward. The by-laws still need to be updated. Ground rules

for today are as follows; this meeting is for the members information not for grandstanding. If decorum is not maintained, the meeting will be adjourned.

Secretary's report:

O'Brien (#220) asked for a motion for approval of the 2024 Spring General Membership Meeting minutes that were distributed by email to the membership. With no corrections to be made, Klenner (#257) made the motion, and Pfaff (#39) seconded it. The club received correspondence from Keaveney (#24) on behalf of his mother, who put forth a motion to the Board for review and consideration of a potential third-party management company at OBSC. Kathy addressed Kieran saying, "We hear and acknowledge your motion. We will circle back to you today after the regular committee reports are completed."

Treasurer's report:

According to our treasurer, there is \$39,593 in checking and \$30,504 in savings. A copy of the OBSC financial packet 2024 budget actual and projected 2025 is available today for member review. Approximately \$15-20,000 in checking will roll over into 2025 and \$30,504 rollover into saving for 2025. In 2025, dues will increase to \$550 due to rising salaries and insurance costs. There has not been a financial review of the club since 2017. According to by-laws we are out of compliance. Our CPA recommended a 2023 review only since costs to go back to 2017 would be an astronomical for a 6-year review. Therefore, the search for a CPA (independent of our current CPA) to do a review is in progress and once completed, she will report results. An unknown person asked about a previous review but as per Cathy, she did a forensic audit, not done by a CPA, so therefore the review did not qualify in her opinion.

Membership's report:

According to Ring (#133), she wanted to piggyback on what Don had said about this being Greg and Dons last meeting. Cathy is in the running with 3 seats open. We, as a board and the members, have disagreed on plenty of things but we come together when we say thanks to all your years of service to OBSC, Greg, and Don. A new directory is available today with our new logo. Please pick one up today and we all thank Klenner (#257) for donating them. There will be no change to the rental badge fees for 2025. Over \$20,000 was taken in during 2024. Barbara also welcomed new member Abby Luhn (#205) who recently became a homeowner at OBSC. Barbara spoke of movie night at the bay compliments of the Jankes' with power by McDonogh at 8:00pm tonight. Snacks etc. will be provided but bring a chair. Thanks to the Jankes' for getting us together. The annual firehouse pancake

breakfast is on Sunday. Please support this fundraiser. Finally, Barbara publicly thanked Joe Klenner along with John & Pat Wagner (#232) for their help and support.

Beach report:

As per Pam, (#240) this season can be defined as “a season of transition”. Our beach captain J.S. gave his resignation on July 5th, final and effective July 7th. Pam was notified that without a captain, it presents a liability, and we might have to close the beach without a signed captain. Prior to leaving, J.S. gave Pam contact information for Tom Baxter, the Captain of Tri Beach. Joe recommended him as a good source. Realizing the impact beach closure would have on the residents and guests, on a holiday weekend. Pam secured Tom’s services to prevent any beach closure. Tom then took the necessary steps to secure our open water certification for our guards. The training was complete, but the form was not processed prior to the Beach Captain transition. This certification is required by the Board of Health. Tom resubmitted and scheduled a beach inspection due to a Captain change and was certified within the week. He was instrumental in helping with training, schedules and future equipment needs for the 2025 budget. The Board believes that Captain Baxter has the skill set required for continued success with his many years of experience and was offered to continue at OBSC. Pam thanked all who help during this season. The Jr. lifeguard program and graduation with pizza party, the many lifeguard tournament wins, and Family Day were a big success.

Pam wished our outgoing Captain well in his future endeavors and thanked him for his years of service. Captain Tom was then introduced to the members. Tom stated that safety is his #1 concern. Tom along with Joe co-captained in Monterey and trained together. He is a teacher and a coach for swim and tennis in Toms River for 25 years. An unidentified person asked about the difference between OLA and USLA where he explained both have the same requirements to be certified. Unidentified member asked how do we solicit lifeguards, and will we continue the same trainings and competitions? Tom assured all that all programs, training and certifications requirements will remain the same and continue next year. Tom was made aware of issue with trash, cellphone use while on the stand, and inattentive guards as reported by an unidentified person. Another issue voiced by an unidentified member asked about the age of the guards which were recruited by the previous captain. As per Tom, we always had qualified guards on the beach along with a full day of coverage on Labor Day. Members asked if he could combine captain duties on more than one beach which he responded yes, he is available via radio plus one guard is required every 300 feet. Bickford (#137) asked the best contact to report a beach issue. Pam, the Beach chair would be the first in line followed by Tom. Both Pam and Tom will address these concerns and others moving forward into the 2025 season. Rafferty (#56) spoke and

wants Joe S. back saying he was forced out. Don replied he was NOT forced out. In Rafferty's opinion, he wants Joe back, so he asked the members to raise their hands to show the Board support for bringing Joe S. back. Kramer (#236) said to please show respect for Tom and the membership agreed by clapping. Don ended by saying if you don't like what's happening In OBSC put your name in to run for a Board position, volunteer and lend a hand. He asked to please show respect to our new Captain in 2025. Also, as per Don, nepotism is not part of our hiring process for the guards, nor has it ever been according to Ring (#133). As a reminder, Don pointed out that that the 2024 guards were solicited by Joe S.

Marina report:

Kathy is happy to report that the marina is well. Revenue this year was \$ 37,100, up from \$34,900 last year. The current rental fee will stay the same for 2025, \$950 members and \$1200 non-members. Please notify Kathy if any member wants a slip in 2025 since there is a wait list. She wanted to reiterate to all members who rent that the shell road is private and not for ball-playing, crabbing etc. We need to keep the boats from being damaged. She included a flyer for the rental agency and asked that members please post the flyer in their rental. Kathy thanked Shelcusk (#214) for being her eyes and ears while she is away.

Building & Ground's report:

Greg informed us that a flag and a "slow" street sign were stolen this summer. Four homes were rebuilt this year, and fines were issued for all construction violations. One other addition is pending. Please submit an OBSC permit application in if you want to build. The cracks in the road will be resealed this fall as planned. On the bay at the marina, 61 piling caps were installed personally by Greg with no labor costs to the club. We need help to move the lifeguard stand off the beach. Thanks to Greg for all he has done throughout the years.

New Business:

Keaveney (#24) said that his motion is not reflective of the present Board and that it is not a cost saving measure, in fact it would cause dues to increase, but something must be done to calm down the street culture in his opinion. He is asking for the present Board to do a review/investigation and asked why we had not acted on the motion yet since it sent it earlier. Don responded, "Acted on what exactly?" We need to work out questions prior to any vote. The entire membership should have the right to vote. This Board is not able to complete your request and investigate the costs as you request. Pereksta (#207) said we need clarification about what the third-party management company would do before we start voting for it. Pereksta said it seemed like Don was talking about a third-party

management company reviewing/approving construction and or renovations of homes while Keaveney envisioned a third-party being responsible for everything the Board does (i.e. hiring, firing, lifeguards, and fielding of daily complaints such as weeds on properties, lifeguards not attentive on stand etc). Pereksta asked Keaveney to explain what he meant by the motion before we vote on the scope of duties of a third-party management company which affects the dues. Keaveney wants to change the attitude in our club, and he is not married to his motion as presented. He wants to suspend the Board but per our bylaws and certificate of incorporation, we must maintain a Board. Friedman (#212) gave us examples of two other HOAs that he belongs to that utilize third-party management companies and both have Boards which act as a liaison to the management company. In Florida, (where there are 100 homes, like OBSC), he pays \$8,000/yr and in North Jersey its \$4000/yr. Per Don, with only 97 houses here, it would be nice but unsure of the cost effectiveness. Also, the question was asked who would a member call with a management company handling issues? Response time may be slower which may not be acceptable to members. He asks for a committee representative from each block to discuss issues. Unfortunately, the present Board does not have the time to address and act on his motion. We need volunteers to research the pros, cons, and costs involved. We also need at least 3 management companies to give prices and outline a plan to manage OBSC. Ring loved Kieren's idea, but the Board needs a sub-committee to research and present findings. She asked for volunteers. A motion to investigate Keaveney's motion was presented by unknown person, seconded by Lambariello (#48) for a show of hands. Lambariello, Cavanaugh (#236), Gonzalez (#200) and Romano (#43) each volunteered to investigate the feasibility of a third part management company at OBSC with Kieren overseeing as an advisor. Don said we have rules. The trouble starts when some feel their rules are different. If we could all just follow the rules of OBSC, we could then blame the rules instead of each other, it would be a great start.

Next Hungrige (#47) stated the vote was flawed and wanted it fixed and resent however, an email was sent to all on how to manage the vote which resulted in another certified election. Hungrige also voiced it was "unethical" that Luhn (#205) the Nominating committee chair (who met the Board criteria) was running for a Board position also. He claimed she had an unfair advantage because she knew who was running as the Chair. Luhn (#205) responded that she submitted her bio long before anyone else so there was no unfairness or advantage for her. According to our bylaws, she met all the qualifications just like Hungrige did to run, so that issue was settled. Romano (#43) complained about garbage and junk on the beach access. Property needs to be kept up according to the bylaws, but she thinks B&G should monitor the beach access daily. In the winter, please email the beach or B&G member to report issues. Greg asked to please notify the B&G

trustee if you see something that needs attention. Don ended by saying, “you can complain and point fingers but few volunteer”.

Voting results:

Nominating Committee members Val Pizzutto (#209) and Larry Friedman (#212) announced the election results for the three open Board positions this year. Welcome to the Board, Trish Capitelli (#245), Cathy Lentini (#237), and Abigail Luhn (#205).

Prior to adjournment, a motion was called to approve the budget. Bellars (#31) called the motion for approval while Friedman (#212) seconded the motion. A motion to adjourn the meeting was made by Don and seconded by Friedman (#212).