

OCEAN BEACH SHORES CLUB

General Membership Meeting Minutes

27 May 2017

Roll Call:

Trustees Present:

Tom Hungrige	President
Susan Lambariello	Treasurer
Joseph A. Klenner	Membership
Mike Serafin	Buildings and Grounds
Bill Reinhold	Marina

Trustees Absent:

Michelle Bickford	Secretary
Patrick Smith	Beach

Call to order:

Tom Hungrige called the meeting to order at 10:03 AM and led the Pledge of Allegiance.

Tom asked for a moment of silence for those association members recently deceased:

Joseph Buczkowski

Bernard Casey

Mary Pfaff

George Vogney

Approval of Minutes:

Regarding the September 3, 2016 minutes, Bonnie Lanza (52) moved to accept which was seconded by Bob Felle (117). All were in favor. Minutes accepted.

Communications:

Joseph read the letter written on 19 May and submitted by Greg Canniff (202) and Janet DeBenedett (208) regarding the fact that the marina parking lot had been closed to access during the off season and whether or not the residents affected would need to proceed with a lawsuit.

Tom mentioned that this is the first year that the club owns the marina property, that it is one of our largest cash paying assets and that for safety and security, it was closed off during the winter. Bill recounted issues with contractors having access to the marina, throwing pilings in there, tramping down the shell covering and being accosted by some of them when he informed them that they may not park there. (The police were called regarding those incidents.) It was stated that this is not a road but a parking lot that officially does not have rear access.

Cathy Gonzalez (200) mentioned that she would request access to the rear of the house because she rents a slip in the marina.

Jerry Ciciola (3124) suggested that a key could be given to those residents who required the access in the off season. Although the residents obviously have access to the driveways in the front of the houses, Tom concluded that the Board will review and come up with a workable solution for the affected residents.

Membership Report:

Joseph thanked the members for voting him into office and thanked Carol and Vincent Ammirata for helping distribute the member badges. He asked that those members present at today's meeting please

take with them the badges of their neighbors or friends who were not able to attend today. Joseph stated that 77% of the members had submitted their dues/assessment payments on or before March 15th and that there is only one unpaid residence at this time.

The current Income Statement was summarized as follows:

Receipts

Dues - \$26,400

Assessments - \$19,000

Initiation - \$1,800

Rental Badges so far - \$810

Expenses

Badges - \$1,420.12

Net Income - \$46,589.88

He reminded the members that there are two new rental homes belonging to the Bay Beach Corporation and that there are four new households who joined our association so far this year:

The Alliegro Family (225)

The Rica Family (250)

The Monsell Family (55)

The Bursese Family (44)

Joseph will prepare a Membership Directory for the fall meeting and requested that any changes to phone numbers or emails should be submitted to him if not already done. He will be available to distribute badges to any members who were unable to attend; please email or call to set up a convenient time.

Buildings and Grounds Report:

Mike reported that there are five open major projects, two of which will close shortly and two more may be added. This compares to a few years back when 18 projects were occurring concurrently.

Mike reminded the members to park in your lots (not on the streets, other than contractors that are working during the week) and to stay on top of the weeds.

There will be no construction occurring on Sundays.

Mike requested that any requirements for new buildings conform to the new Toms River court orders.

A new shed was constructed at the marina after being approved by the Toms River Zoning, Building and Planning Boards.

Mike reported that the beach project will begin in the winter of 2018 and announced that there was a blue print of the update available for all members to review. Rich Ring (133) asked how long the project will take once started to which Mike answered that once the ACE project starts it is done in 1000' increments, and each increment takes 10 to 14 days; Sunset manor will have a handicap access ramp.

The plan is to make the beach go out further and increase the height of the dunes at which point an observation point with a bench will be available. He reported that Toms River routinely cleans our beaches and that our association works closely with them. There also will be some access onto the Sunset Manor beach as per the Toms River project plan.

Jerry Ciciola (3124) believes that the OBS beach is one of the ugliest along the coast, mentioning the height of the fences that impede the view; he requested that the Board have the fences reduced to the original previously existing height as approved in the CAFRA agreement (and referring to the OBSC by-laws rule about fencing being four feet high). Mike replied that the Army Corps of Engineers will replace the fence on the west side and that there will be another fence on the east side. The dune with dune grass will go up another few feet because they overbuild to allow for settling. He reported that Toms River complimented OBSC that our beach protection is "text book", following the Toms River recommendations. Jerry intimated that the beachside house owners were not being "treated fairly" by the Board. He also referred to the six foot fence around the shower that blocks the view, the box that

the lifeguards use and the bike rack. He asked that the fences be reduced for the summer and that the Board respond to this request in writing.

Dennis Bellars (31) asked what the present height of the dunes were and Mike responded that the blue line on the posts on the western side (4) highlights the screw that depicts the elevation shot by Bob Menzel and him which is 21', which is clearly above our present dune, and serves as a guide to the ACE projects 22' to 25' proposed elevation at project completion. Dennis suggested that the survey of the height be redone and offered a friend of his who could do it at no charge. Tom thought that we should wait pending the DPE possible changes in January but thanked Dennis and agreed to have his friend re-survey the heights, although Mike did not see any benefit to have this reshot by a professional.

Greg (202) added that Ocean Beach Unit 2 and north of there requested that the ground dune be removed and their beach is totally flat.

Beach Report:

Mike read the Beach Report which is imbedded in these minutes.



2017 Spring Ocean
Beach Shores Club Bk

The salient points are as follows:

- The Protective Dune System with fences and grasses worked very well and allowed us to maintain our beach access walkway. Tom confirmed that we came through the most recent nor'easter well and that Toms River grades the beach for us and moves the sand.
- The 2017 Beach Patrol will be led again by Captain Joe with nine-year veteran Alex and two new lifeguards (Jake and Sean); they are all USLA certified. The beach season is from Saturday, 24 June through Monday, 4 September with the lifeguards on duty from 9:30 AM to 5:30 PM daily.
- Beach activities included a successful Sand Castle Challenge which will be continued in 2017 along with a Surf Rescue Boat Contest and an OBSC Surfing Contest.
- The Mobi mat with the more gradual access through the Toms River dune as well as the rope handrail will continue to make access and egress to the beach easier and more comfortable for all.
- An automatic shut off to the beach rinse station will save water as accomplished by the new screen and foot spray installed last year.
- The new dune box survived the off-season weather housing the beach patrol lifesaving gear, dune maintenance tools and keeping our assets secure and safe.
- Extensive work has been accomplished on the Army Corps of Engineers (ACE) Manasquan Inlet to Barnegat Inlet Beach Fill Project. Details are included in the imbedded report from Pat which explains that the dune will be replenished to the height of 22 to 25 feet above mean high tide elevation, that it will be approximately 75 feet wide (which will ultimately be at 100 feet wide) with a 10x10 observation area for benches and be planted with two types of dune grass. Our beach will be initially over replenished to about 300 feet wide to the high tide line and will be replenished every 4 to 5 years for the next 50 years, with emergency post storm replenishment/repair if needed.
- Toms River will continue to clean up and rake our beach seasonally.
- A 50th Anniversary bench has been commissioned to be installed in the beach access.
- Lifeguard Captain Joe requested three parking spots for the lifeguards; if anyone (especially in the beach end) could accommodate this parking, please contact Pat.
- With thanks to all, Pat concluded with the infamous Captain Joe saying: "Forget your troubles, forget your chores, it's always a beautiful day at OB Shores!"

Bob Felle (117) asked if the Ortleigh beach project had been started and Tom explained that it had but was more of a temporary fix at the present to be continued in the future.

Marina Report:

Bill began with the surprising news that (without clear reasons) two boats sank at the marina last year. So far this year, 17 slips were rented with two pending but due to the inclement weather, many boats were not yet moored. Bill reported that the faucets and valves had been replaced but that there was damage on the eastern wood bulkhead; this bulkhead will need to be replaced most probably with vinyl to make it last longer; one bid of \$15,000 has been received so far and more bids will be requested. The boards at the marina that were for the dock were all stolen which prompted Bill to state that this is another important reason to keep the marina secure as many thefts occur through the "back door" rather than the street side entrance to homes.

Nominating Committee:

Four Board positions will be open for election in September. Greg (202) volunteered to be on this committee and Susan suggested that the members consider running for the Treasurer position as she would appreciate some relief.

Miscellaneous Reports:

None

Unfinished Business:

None

New Business:

- Lynda Fricchione (266) informed the group that the paint on the bay benches is peeling.
- Mike informed the group that there is no fee for simple household projects, only for raising (\$200) or rebuilding (\$300) homes.
- A discussion ensued on the speed limit that 15 MPH was suggested in place of 25 MPH to especially consider the safety of children and senior citizens. Lynda (266) emphasized that the club private road still has to follow the township rules. Dennis (31) reminded the group that it was 15 MPH at one time but that the Toms River Police will not enforce it.

Financial Report:

Susan provided budget reports to the assemblage stating that the budget from last year was on target including the assessment charge made this calendar year. The expenses were kept lower than expected as well as capital improvement. The \$13,000 bank balance at the end of last year was due to the conversion of the beach ownership from McDonough to the club; the assessment for that was collected in 2017. Cash is expected to be in the \$20,000 + range at the close of this year.

She indicated that there was still about \$1,000 left from the towel sale from the Social Committee in 2009. There is \$600 from last year's fundraiser dedicated the purchase of the anniversary bench. The remaining \$800+ from that fundraiser is also in the social committee balance. Susan asked for ideas for the social activities for the future years including the possible acquisition of a grill to be installed at the marina. She asked for volunteers for the Social Committee.

Financial Report is attached.

Betty Otterbein (35) asked if there were available funds for a marina bulkhead replacement to which Susan replied that it would most likely require an assessment but that we would know better how much would be needed by the Fall meeting.

Greg (202) asked where the beach bike parking would be and the response was that it will continue to be along the ropes at the entrance.

Cathy (200) wondered about the shell replacement in the marina parking lot and Bill replied that we will wait until the construction is done this year and that most probably it would take place in the spring of next year. He advised that since the last major storm, driving on the shells in the winter time continues to dilapidate the lot.

Jerry (3124) asked if the club pays real estate taxes on the marina property to which Susan responded that \$580 is paid quarterly but that since the club now owns the marina, the reduction in taxes will allow it to be more profitable.

A short commentary on the color of the marina shed ensued when Greg (202) asked who chose the color.

New owner Fred Monsell (55) asked his daughter who owns a home on Monterey Beach to share an issue in which about 150 young people were striding along the beach the previous night. Tom added that the police were following them and pushed them down on Ocean Bay Blvd. Susan commented that they were "mouthing off" to the police as well. It was mentioned that the police do patrol on the beach on foot and that our beach has a bright light the timer for which needs to be activated.

Carol Stravach (132) stated that beer bottles and a fire pit were located on our beach and that such debris needs to be cleaned up. Susan expressed the hope that OBS members would impress upon their children and visitors that they should clean up if they indeed left the debris. Bonnie Lanza (52) wondered if fires on the beach were even legal; the Board will check to see if a permit is required. Susan suggested that the police be called only after checking to make sure that OBSC members were not the ones who were involved.

Dennis (31) asked if Mr. McDonough continues to have any input on changes made to the exterior of OBSC homes. Greg (202) indicated and Susan confirmed that there is a deed restriction in effect until 2066 but that McDonough does not really have any further leverage to approve or disapprove changes. Mike added he schedules reviews with McDonough, brief discussions ensue, McDonough asks if it conforms to OBSC guidelines and then approves. Buildings and Grounds has no problem with this ongoing process as we work together well.

Susan requested that a committee be formed to readdress the by-laws and Dennis (31) and Cathy and Frank Lentini (237) agreed to join. Susan and Tom will be the Board members on this committee. A current copy of the by-laws is maintained on the OBSC website.

Janet DeBenedett expressed her disappointment at the lack of communication from the Board to the members of the association to which both Tom and Susan acknowledged that this was indeed the case and that it will improve.

Adjournment:

Greg (202) moved to adjourn the meeting and Bob (117) seconded. The meeting was adjourned at 11:30 AM.

Ocean Beach Shores Club Budget Worksheet	Budget 2016	Actual @ 12/31/2016	Budget 2017	Actual YTD 5/26/2017
Operating Receipts				
Membership Dues	33880	33895	27000	26400
Marina Fees	16550	15695	16550	10600
Guest Fees	12000	12555	13000	810
Other Revenue	1000	3220	1000	1800
Total Operating Income	63430	65365	57550	39610
Beach Expenses				
Payroll & Taxes	25000	25034	23500	
Payroll - Other	3000	2905	2800	
Uniforms and minor Equip	1500	1289	2214	
Board & Kayak	1200	0	1700	
Repairs & Maint	600	1149	1000	
CPE	300	250	0	
Permits	500	0	0	1000
Water	200	225	200	62
Electric	0	240		19
	32300	31092	31414	1081
Administrative Fees				
Lease	0	10155	0	0
Insurance	11000	7239	8000	250
Professional Fees	4000		4000	0
Office Expenses	200	850	200	227
Postage		148		33
	15200	18392	12200	510
Membership Expenses				
Badges	1325	1244	1325	1420
Badge Checker	1700	0	0	
Other Expenses	500	300	500	300
	3525	1544	1825	1720
Marina Expenses				
Advertising	500	224	350	315
Water	300	571	300	56
R& M/Fencing & lights	3450	2200	1750	1021
Shells		0	3000	
Real Estate Taxes	2500	2281	2500	1224

	6750	5276	7900	2616
Buildings & Grounds				
Repairs & Maint	1400	1019	2025	
Other	200		200	168
	1600	1019	2225	168
Total Operating Expenses	59375	57323	55564	6095
Operating Income over Expenses	4055	8042	1986	33515
Interest Income	15	6	15	1
Capital Improvements:				
Special Assessments			19400	19000
Fundraiser - Bench		600		
Funds Contrib - Wheelchair		1550		
Less:				
Land		13174		
Improvements	1500	1784	9600	5585
Equipment		4591	600	
	-1500	-17399	9200	13415
Social Account				
Fundraiser		897		
Event Payments & 50/50		2183		
Less:				
Event Expenses		2236		
	0	844	0	0
Building Fees				
Fees		1400		
less: Payments		2302		
	0	-902	0	0
APPLIED Prepaid Electric	203	203		
APPLIED Marina Deposits(2015)	-150	-150		
Increase(Decrease) in Cash	2570	-9409	11201	46931
Cash - Beginning of Year	22440	22440	13084	13084
Ending Cash	25063	13084	24285	60015

Respectfully submitted by Susan Lambariello, Treasurer