

## **OBSC General Membership Meeting Minutes**

**May 28<sup>th</sup>, 2022**

The meeting was called to order by the President, Don Rica – he gave opening remarks and introduced member Frank Lentini, who is a veteran, to lead the Club in the Pledge of Allegiance and moment of silence. Roll call was taken – Board members in attendance: Don Rica (President), John Wagner (Vice President), Cathy Lentini (Treasurer), Kathy O'Brien (Secretary); Greg Canniff (Buildings & Grounds); Kathy Friedman (Marina); Barbara Ring (Beach). He noted that we had enough members present to constitute a quorum. He called on Beach Trustee Barbara Ring to introduce Lifeguard Captain Joe who then reported on the guards and beach rules and protocols for the upcoming beach season.

### **Trustee Reports**

President Don Rica: Don welcomed everyone to our 56<sup>th</sup> year. He thanked Board members (current and past) and thanked Club members who voted for current members; they voted for a change and new Board knows why it's here. It's been an abrupt change and unprecedented transition; some former trustees did not cooperate and some did. He asked for patience. NJNG has dug up portions of street and sidewalk on ocean block to replace gas lines and made temporary repairs to street and sidewalk. NJNG will be making permanent repairs in the fall (NJNG will mill center line to curb and repave street and will recement sidewalk). Questions as to repairs by 59 OBB ( ) and 24 OBB (Kieran Keaveney); Don will get back to Kieran re: whether NJNG repairs walkway on homeowner's property. Cell tower is temporary; Don contacted Councilman Justin Lamb. We will revisit in the fall. TR Township adopted new CO ordinance / have to pay when sell house. Asked Secretary Kathy O'Brien to read aloud correspondence received in November 17th, 2021 from attorney Walter LaCicero wherein LaCicero advised he would no longer represent the OBSC – was asked by former Board members to handle things/advise as to issues that exceed his retainer agreement. Don Rica advised that he met with Walter LaCicero and asked for a status of recent and pending litigation, including costs and anticipated work and expected/requested outcomes. 108 OBB (Cicinelli) asked what litigation we were referencing. Greg Canniff gave examples. Don advised that none of current litigation is expected to result in increased costs to the Club members and if we are faced with litigation that may result in increased costs to the

membership, it will be brought to the membership for discussion and vote. Don said he would follow-up to with a list of cases and report status to membership. 207 OBB (Darlene Pereksta) asked where the Club's files are re: past and current litigation. Don advised that this Board does not have any; he would follow-up with former Board members to obtain files. Don later advised that this Board would create SOPs for each Board position and for record-keeping to facilitate future administrative transitions.

Vice-President John Wagner: Introduced new members from following properties: 228, 209, 132 (not present), 201, 108, 125, 217. John advised that three members still had not paid their annual dues. He thanked his granddaughter and Joe Klenner for their help in his transition to his role as Membership Trustee. John announced summer garbage (Mon. and Thurs.) and recycling (Fri.) schedules.

Treasurer Cathy Lentini: Reported current balances in Club's checking (\$85,000+) and savings (\$30,000+) accounts. She reported that, per a Workman's Compensation Audit (for 2019-2020 and for 2020-2021) which were completed, we were fined for being non-compliant. She reported that we got fined because our first quarter taxes were delinquent. Our registration as a NJ corporation lapsed, but now we were reinstated. Re: question as to whether payroll taxes were paid, after research, they were. 48 OBB (Susan Lambariello) questioned status of 2<sup>nd</sup> quarter payroll tax returns; Susan said she didn't see it in Quickbooks. Cathy L. and Don R. said they would look into it. Our 2019, 2020 and 2021 income tax returns were not filed; working with an accountant to get them filed. Unidentified voice (108 OBB?) asked why they weren't filed. Discussion among unidentified voices. Cathy L. has contacted a second CPA to get an estimate for an audit of the Club's finances. 24 OBB (Kieran Keaveney) asked when we last had any audit and how much it will cost. The Club hasn't had a review since 2016. Discussion was had re: review vs. full forensic audit. 207 OBB (Darlene Pereksta) asked when/if the Club had a full forensic audit. Response was that no one knew. Don Rica said the Board would discuss/decide if we need a full forensic audit. Cathy L. advised that the Board voted to move payroll to seasonal through ADP as it would cost less than what we pay now, but that we had to continue on Quickbooks until some issues were cleared up. Unidentified voice (48 OBB?) asked re: converting Quickbooks to "online." Cathy L. responded re: how it can/can't be done. OBB (Clarissa

Martell) advised that she knows someone who works at ADP and will give Cathy L. the phone # for her contact.

On a miscellaneous note, Cathy L. advised re: TR's new policy re: Certificates of Occupancy for rental properties; "make sure your permits are closed with the TR Building Department." 55 OBB (Monsell) advised that TR Building Department has hired six new employees just to look into outstanding issues/permits re: rental properties.

Marina Trustee, Kathy Friedman: Kathy F. thanked Bill Reinhold for the thorough records he kept and his help in a smooth transition. She reported that our Marina was at full capacity and we have a waiting list of 14. 6 out of 36 slips are occupied by members' boats. She reported that minor repairs (loose boards) were repaired. 137 OBB (Michelle Bickford) asked what our rates are. Kathy's response - \$900 members; \$1,100 non-members. Kathy F. reported that our rates are competitive but OB1 is cheaper. In response to 108 OBB's (Cicinelli) inquiry, Kathy F. advised that members would have precedence over non-members on the waiting list, although whether a member could "bump" a renewing non-member is a gray area. We have only non-members on the waiting list.

Beach Trustee, Barbara Ring: Barbara advised that she experienced a non-existent transition – "no files, no emails, nothing." Barbara thanked her "secret weapon" Captain Joe. She reported that the beach will be open on 6/18/22 through 9/5/22. She asked that members who live near the beach consider letting lifeguards park on their property. She announced that Bayberry Ice Cream (sells ice cream on our beach) needs workers. She advised that, at the meeting of all beach associations, there were discussions regarding installing lightening alarms on all TR beaches and attempts at getting TR to pay for it. Don R. advised that lightening alarms are not expensive and, if TR does not pay for it, maybe we will. 59 OBB (Sharon DelGaizo) asked about installing security/surveillance cameras on the beach. Barabara advised it may be too expensive (extending current pole by four feet, installing dry box, getting router; she's looking into it. 108 OBB (Cicinelli) asked, even if you catch someone on camera vandalizing, etc., what are you going to do about it? 137 OBB (Michelle Bickford) commented that cameras are a good idea, because someone cut legs off of a beach's lifeguard stand and they should be held responsible. 225 (Clarissa/Martell) stated that, at the very least, cameras are a deterrent. 52 OBB (Bonnie Lanza) asked about removing sand near beach fence. Barbara responded that the sand is there

by design; TR will be installing new fences in front of the old fences. Barbara reported that our CAFRA permits are due to be updated by October 4<sup>th</sup>, 2022 and she's looking into whether our walkway is still considered an unresolved violation and what we may need to do (we may not even need a CAFRA permit – she'll report back at the Labor Day meeting). Don R. commented on the former Beach Trustee's lack of cooperation in transitioning to Barbara.

Buildings & Grounds Trustee Greg Canniff: There are 2 open projects – McDonough and Jenke (won't be done by end of June – will have to suspend work until after Labor Day). Greg reported that the Board approved plans for the DiSimone house. Two members will get notices re: weed cleanup: 56 and 104. Greg addressed the seam down the middle of our street which is opening; the Board will look into whether TR will fix or how much it will cost if we fix. He advised that the property tax on the Marina lot has doubled and he's trying to get the tax completely removed because we are a not-for-profit organization. 48 OBB (Susan Lambariello) talked about how that tax was addressed before.

Deck on beach block – suspended Hungrige membership. Greg asked Tom if he wanted Greg to read aloud the letter the Board sent to Tom. Tom just shrugged his shoulders, so the letter wasn't read. 47 OBB (Tom Hungrige) stated that the Club cashed his check and he hasn't been fined, therefore, the Board has no authority to suspend him. Don R. read Art. 5 (page 5) of By-Laws. Don R. explained the action the Board took. Don R. stated the letter the Board sent Tom advised Tom he's in violation, railings count toward height limitation. Board wrote to Tom, he ignored letter. No badges, not allowed on beach. Don R. stated that we have to defend against violations of our deed restrictions.

Secretary Kathy O'Brien: Called for approval of minutes of last meeting. Motion made by unidentified person, seconded by unidentified person and motion carried- minutes approved. Kathy O. advised that the terms of 3 Board seats will expire this September and we need volunteers for different committees. She asked for volunteers for a nominating committee. 31 OBB (Dennis Bellars) volunteered to chair the nominating committee.

### **New Business**

209 OBB (Rob Pizzuto) stated that orange barrels to slow speed are unsightly and asked if they were getting put out this year. 121 (O'Sullivan) moved to put the barrels out on the street and 137 OBB (Michelle Bickford) seconded. There was discussion re: pros and cons, there was a vote via show of hands and the motion carried – the barrels will be put out on the street this year and the Board will look into whether budget allows for nicer barrels/stanchions to be purchased.

137 OBB (Michelle Bickford) asked about the possibility of cones with a flag to be used for crossing Rt. 35 South. Don R. said he'd look into it; 238 (Kramers) said they would donate stanchions.

207 OBB (Darlene Pereksta) asked if Board is archiving official correspondence (including emails) and documents. She was surprised to hear that former Board members still had access to Club's Quickbook accounts, Trustees' emails, voting site and Club website. Barbara R. is working on getting access for only current members. Don R. stated that Board would be working on archiving and setting SOPs so future transitions are smooth.

Motion to adjourn was made by 108 OBB (Cicinelli), seconded (unidentified) and motion passed.