

## OBSC GENERAL MEMBERSHIP MEETING

June 4, 2016

### Roll Call:

### Trustees Present:

_____ Greg Canniff	President
Susan Lambariello	Treasurer
Cathleen Calligy Gonzalez	Secretary
Al Nugent	Membership
Mike Serafin	Buildings and Grounds
Bill Reinhold	Marina

### Trustees absent:

Patrick Smith	Beach
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### Call to order:

Greg Canniff called the meeting to order at 10:00 am and led the pledge of allegiance.

### Approval of Minutes:

September 5, 2015 minutes presented. Jack Otterbein moved to accept. All were in favor. Minutes accepted.

### Communications:

Lambariello read an email from Joseph A. Lambariello, Esq., the attorney who is representing the club in the deed exchange transaction with McDonough. In summary, the surveyor has been to the properties. We are awaiting the survey and the title search results. We need an appraiser to determine the value of the beach and marina, if possible, otherwise we will consider the value of the lot exchange is equivalent. When the survey and appraisal are complete a title binder will be issued preparing the way for the deeds to be drafted and exchanged.

Lambariello explained that the exchange process is taking a long time because the land involved has a 60 year history and it is daunting to trace the title.

Lambariello states that McDonough has billed the club for ½ year of rent for the properties since the exchange is still not complete.

Serafin states that McDonough has July 1, 2016 as the anticipated start date for construction on the lots.

Lambariello states that as long as the club is paying rent and the deed exchange has not occurred, club members should be able to park in the lots. Also payment of ½ year rent amounts to rent through September.

Peter Van Nest 262 OBB asked about the storage shed by the bay.

Serafin responded that the shed will remain at the bay, even after the exchange, because it is too difficult to remove. Also we have nowhere else to put it.

### Financial Report

We were within budget for 2015. In 2016, we spent slightly over budget for a beach repairs and maintenance and a new storage box at the beach.

All but one member paid membership dues.

Serafin was able to secure a surveyor for the deed exchange at a reasonable price (\$1700; previous estimates were \$13000).

Tina Hungrige, 47 OBB, asked about payment of property taxes after the deed exchange with McDonough.

Lambariello responded that currently and after the deed exchange, the only taxes the club will pay will be on the marina lot.

Keaveney, 24 OBB asked about expenses forecasted and budgeted.

Lambariello responds that the only item not anticipated in the budget is the ½ year rent payment on the McDonough lots that are part of the deed exchange and the extended cost of the title search. However, the club has enough in the budget to cover the rent and the title costs.

Lambariello stated that there will be an assessment in July once all costs of the deed exchange are known.

All other approved or pending projects are in the budget.

### Membership:

All but 1 member paid dues.

2 new members, not in attendance at the meeting.

Nugent states that any member renting privately must collect the \$90 weekly badge fee from the renter and pay the club in advance.

Bellars 31 OBB asks if there are still initiation fees since it is in the Rules and Regulations in the event of sale.

Lambariello responds yes. We collect the equivalent of the current year's dues as the initiation fee and allow the attorneys at closing to apportion the current year's membership fee.

### Buildings and Grounds:

All projects are conforming to the rules.

There are 13 open projects, 12 on the bay block and 1 on the middle block.

There will be no parking on the middle and beach blocks for the summer; since the bay block has 12 active projects parking on right side is permitted.

No construction work permitted on Sunday.

Serafin and Smith built the new beach box. Box can be disassembled easily to be moved as needed.

In October, Serafin, Smith, Reinhold and McKeever planted 36 bundles of dune grass.

Toms River is going to grade the beach every year.

Bay lot has been cleaned out, with the help of a few hired laborers.

Bellars, 31 OBB asks if anyone is permitted to start building during the summer.

Serafin responds that the club is following the state rules, permitting construction in the summer through October 2018.

### Beach:

Beach chair Patrick Smith absent from the meeting, sent a detailed report which was read by Greg Canniff.

The beach is in good condition. Toms River installed a new dune constructed of quarry sand, without notice. Smith has been working with Toms River to plant new protective grass and protective fencing on the dunes and Toms River has opened and graded the beach access.

A new MOBI mat will be installed from the the boardwalk to the sand with a rope handrail.

Beach benches have been relocated on top of the new dune. Possible new benches to be added.

Swing set at the bay was removed as it was in poor condition.

Lifeguards are in place with Caption Joe and his team.

Beach will open June 25th.

There will be a lifeguard tournament. Details to follow.

Beach shower will be upgraded with new valves and a foot sprayer.

New beach patrol box was constructed and installed, with the help of Serafin.

A beach message board will is being repaired and will be reinstalled.

Please keep off the fenced in dunes.

Canniff: Smith has developed a logo for OB Shores and there are sweatshirts and t-shirts available for purchase \$40 for sweatshirt, \$15 for t-shirt. Orders can be made with any board member. Profits will go to beach fund and/or social committee.

Lambariello stated that several members (Klubenspies 248 OBB, Gonzalez 200 OBB, Felle 117 OBB, Algieri OBB, Willinsky 113 OBB, DeBenedett 208 OBB) have contributed to the purchase of a beach wheelchair, which will be available for use of all members.

#### Marina:

18 slips were rented last year. This year we have 17 confirmed and 8 pending.  
Reinhold, Serafin and Canniff, with some hired labor, cleaned out the marina trees and put in a new fence. New bushes were also planted.  
Major project needed soon: all new boards are needed on the marina pier.

#### Miscellaneous reports

Lambariello states that we are trying to plan a 50th anniversary party for the club.  
Dennis Bellars, 31 OBB volunteers to chair the committee. Michelle Bickford, 137 OBB, also volunteered  
Discussion about possible venues (Serenity Cafe) and date (Saturday/Sunday after Labor Day)  
Poll taken in the room, 30+ say they are interested in attending.

#### Unfinished business:

None

#### New Business:

There are 3 board openings this year. Nugent and Canniff are not running. Gonzalez is resigning.  
Canniff: Looking for volunteers for a nominating committee. No one responds.  
Canniff will send an email to the membership looking for volunteers/ candidates.

#### General Welfare:

None

#### General questions:

Motion to adjourn: Fircgau 201 OBB, seconded by DiPetrillo 245 OBB. All in favor.

Meeting adjourned.