

OBSC General Membership Meeting

May 26, 2018

Roll Call:

Trustees Present:

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

Trustees Absent:

Patrick Smith	Beach
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Call to order:

Tom Hungrige called the meeting to order at 10:05 am and led the Pledge of Allegiance. Tom asked for a moment of silence for those association members recently deceased especially Phyllis Resch (40) and Nancy Travers (210).

Approval of Minutes:

Regarding the September 2, 2017 minutes, Fred Monsell (55) moved to accept which was seconded by Tina Hungrige (47). All were in favor. Minutes accepted.

Communications:

None

Financial Report:

Attached are the budget worksheet and the proposed 2018 budget. The end of last year we came within budget. We had a small accident at the marina where a car damaged our shed, sign and fencing. The driver had NJ Cure Insurance so was only liable for \$5,000 which was split between us and a homeowner for their fence.

We spent money on repairing sidewalks at the beach. We have legal expenses coming to have plans reviewed, permits for our light, sidewalk, shower and flagpole. We needed a minor site plan for items on our beach such as the flag pole, light & shower even though they have existed for over 50 years. We didn't account for all these expenses in the 2018 Budget. Still going through this whole process with Toms River.

Tina Hungrige (47) asked what \$5,000 was under extraordinary expenses in 2017. We spent \$5,000 on repairs to the marina shed and fence and redid 3 signs in 2017. We got reimbursement for some of this in 2018 when the driver's insurance payment came in and is reflected on the 2018 Cash Flow statement.

Gerry Ciciola (3124) asked did TR instigate the beach front issue or was it law-suit related? We had a citation for our beach box. Review showed that we did not need a permit for the beach box, however, other items at our beach front had no permits on file and required a minor site plan be submitted. Per Susan we complied and put in permit work for our light, sidewalk, shower and flagpole as requested. Dock box (small white box by the walkway) was also required to be put into the minor site plan even though extremely movable. Notices from TR say that the Dock box was not set back correctly. We had to notify ocean block residents. Per Mike Serafin TR wanted a minor site plan. Our lawyer had to notify everyone on the beach block about this. The DEP approved the location of all items in the minor site plan. We submitted a 50 page report. Had a survey done with an engineer with grades and plans. Fees were required.

Gerry Ciciola (3124) asked why haven't we heard anything about this? An ocean front homeowner called TR about the equipment box. The Board discussed with Toms River and believed this was on hold until the DEP completed the CAFRA. Homeowner called again and Club received a summons. Permit was immediately filed for current box location along with the required site plan with TR. The determination was that, although the equipment box in question does not require a permit due to size and adherence to appropriate setbacks, the other items on the site plan did since there was no record of permits for the light, shower, and flagpole. Even the dock box required a permit. A minor site plan was required to be submitted for those items. No fines have been paid to date. Progression of events was not initially mentioned to avoid calling out a member for having begun this costly process since TR assures us that the other associations will be required to do the same at some point making this potentially inevitable. Legal fees are on-going for this. The minor site plan and summons should cost club members in the vicinity of \$10,000 once everything is complete. Board committees have been asked to streamline their expenses to help absorb this cost.

Membership Report:

We have 2 new families on our block. Joe introduced Matthew Giordano and Alyssa Giorgio (229). He mentioned Adrienne and John DeSimone just bought 233. Copies of last year's directory were at the table if anyone needed one. There were brownies at the back table also.

In assessment and dues we received \$46,510 for our 96 houses. One homeowner is not paid. We received one initiation fee of \$350 and another is coming. We have \$450 so far in beach rentals. The deadline for dues/assessment was March 15th. At that time we only had 62% paid. Last year we had 77% paid by that time.

Joe will bag rental badges this year with the OBSC rules and regulations included. Now that we have a different number of badges and fees based on the number of bedrooms in our homes, it was easier for Joe to bag the rental badges himself.

Number of Bedrooms	Cost	Number Guest Badges
3 bedrooms	\$ 90	8 badges
4 bedrooms	\$120	12 badges
5 bedrooms	\$150	15 badges

Buildings and Grounds Report:

Currently OBSC has 2 active projects. Down from 18 at one time. Another project is pending final documentation review once the final plans are submitted.

1. All new signs were installed at the Marina and the entrance to both bay and beach blocks. The damage at the Marina in October 2017, due to an auto accident, was all repaired (shed, fencing, marina sign). All debris was removed and site repaired to new condition. NJ Cure Insurance did not even cover half of the damage incurred.
2. All marina and bay finger pier dock boards there replaced with new. All coated before the winter.
3. All 11 benches and beach maintenance box were refinished, along with marina and finger pier boards in May 2018.
4. There will be no construction allowed in OBSC from June 15, 2018 through September 3, 2018. Construction can resume on September 4, 2018. Only interior work will be allowed in this time period (Monday to Saturday 8am to 5pm, No Sundays) but all noise related work has to be performed inside the home and ALL vehicles must be parked on the property. No STREET PARKING.
5. All new home and house raising projects are going to be required to have a power pole installed on the property during their projects. This is to limit the inconvenience to neighbors, as to constantly running generators that are loud and this will alleviate the problem.
6. OBSC NO STREET PARKING will be strictly enforced. ACME Towing is our towing company and AUTO TOW goes into effect at 9pm. The marina is also being monitored by the towing company. Only marina patrons are allowed to park in the marina, north side. All patrons will be issued a OBSC marina parking decal.
7. OBSC home improvement projects that require a copy of an approved Toms River Township filed permit with the OBSC application:
 - Fences (with survey copy)
 - Shed (garden type 8'x12')
 - Outdoor Showers
 - Pavers (over 150 sf.)
 - Driveway Curb Cuts/Depressions

8. Reminder please keep your property free of weeds. Mike uses For Shore Weed Control at 800-821-2891. Cost approximately \$130 for the season.
9. Curb depression was added at the beach street entrance.
10. Garbage pickup is Mondays and Thursdays. Recycling is picked up Fridays.

Alice Firgau (201) said the ACME Towing sign is on her property. It is awful and detracts from her property. Mike responded that the sign is not on her property but in the Right of Way Setback and that's where the towing company wanted it.

Don Rica (250) asked if by June 15th he can't get his walkway or driveway finished can he get more time? Originally he was told we would be able to build in the summer of 2018. He can't leave his sidewalk partially done because it would be a hazard to people and a liability. Scott Frally (260) we should give him permission to finish and do what's in the best interest of all of us. Susan said we will talk to him after the meeting and if he has two weeks of work left we should give him some leeway. [A few days after this meeting, members of the board discussed this request and changed the construction deadline to Friday, June 22, 2018. Letters were sent to both Rica(250) and Ferrari (214) our two construction projects in progress.]

Mike found out that Toms River does not plan to pave our road since we are a private road. Our street is one of four private roads NOT being paved. They tore up our street with all the utility work and now they are saying they will not pave it. Susan said we will reach out to Toms River. We were blindsided. We were assured our road would be paved. A homeowner asked did we put money aside for paving? Susan said no we did not. [May 30, 2018 a letter was sent to the Tom River Township Engineer requesting a one-time exemption to the non pavement of our private roads which were torn up and damaged by both utilities and the township through post Sandy repairs.]

Greg Canniff (202) asked if there is an option to turn over our road to Toms River? Per Mike if we turn over our road TR will allow parking on our street which we don't want. All the curb cuts will have to go back to 20 feet because when you put in a permit for the curb cut the homeowner had to sign a letter that said if the road goes public the curb will be put back at the owner's expense.

Scott Fralley (260) mentioned that Toms River has placed our block in a R-B-5 Barrier Island Zone. This means homeowners cannot have any habitable living space above the first floor or would have to go for a variance. [This directly contradicts our OBSC Building Rules and Regulations revised on 9/5/17 which allows a one-story house to have habitable living space above the first floor.] Susan said the trustees were aware of this. Years ago she had spent a lot of time with the previous TR planner Lynch who was trying to match our deed restrictions to the TR zone to help us not hurt us. The new TR planner David Roberts was looking at our old deed restriction. A letter was sent April 26, 2018 from Tom Hungrige to David Roberts regarding this issue. TR responded that they will take care of it and make it match our court order. Scott mentioned he spoke to McDonough and TR made the same mistake in OB2 also.

Beach Report:

Since Patrick Smith could not be at this meeting, he sent his Beach Report which Mike Serafin read to the membership. The following is what was read:

My apologies for not being with you this morning, but I have regular office hours on Saturdays with patients to treat.

I'll try to keep my report brief as I anticipate to keep you all updated with several more of these as the long awaited ACE Beach Fill project nears OBSC.

1. 2018 Beach Patrol: I am glad to report that Captain Joe will return to lead our OBSC Beach Patrol (this will be his 39th as an ocean lifeguard, and we are lucky to have someone with his level of experience to keep us all safe this season. Sean & Jake will return for their second seasons with us and Luke Musto (1st year guard who is a strong swimmer and athlete) will round out our crew.
2. We will have a badge checker again this season on Weekends, Holidays and perhaps on a floating day if needed. Please wear your badges when enjoying our beautiful beach and please have your guests wear a badge as well (daily badges will be available).
3. Our Beach season will begin on Saturday June 23rd and end Monday September 3rd. The Guards will be on from 9:30 am till 5 pm daily for the entire season (weather permitting).
4. We are planning the 3rd annual OBSC Family Sandcastle contest on Saturday August 11th (rain date of Sunday August 12th). With lot's of prizes from our local business community and Italian ices for all. So start planning now and "Come dig our Beach".
5. Our Protective dunes and grasses worked really well this off-season, with almost no sand infiltration blowing into our access and onto our ocean front properties.
6. TR DPW will continue to clean our beach weekly, this was begun in early May and our beach is in great shape.
7. Lastly, the long awaited Beach Fill Project: Mike Serafin and I have attended several meetings this off season and here is what we know. As you know there have been so many changes and delays to this project, so everything is subject to change due to weather, equipment performance and as we have been told "the unexpected". Hopefully you have received and read my 3 beach updates so far for 2018, they contained much of the important project details. What is most important today, our section of the Beach Fill project (named Toms River North) will start soon. A floating pipe will be installed off of Seacrest Beach and a new large hopper dredge will begin pumping sand onto the beach moving north first to meet with the Brick project and then south to us. We will provide details as the project approaches OBSC. It may be here sometime in August. If the project does reach us during the season, we will work closely with Monterey and Sunset Manor, and our respective Beach Patrols to maintain beach access to all and provide mutual assistance to all (our beach access may be closed for a maximum

- of 2 weeks at some point and large steel pipes will be on our beach to move sand south for several more weeks once the project reaches us).
8. If you would like to know what this process looks like and how the new beach and dune system looks, go up to the Brick day beach just north of the Ocean Club and have a look.
 9. The Army Core of Engineers, who is in charge of this project, has a website that has weekly update. We will provide how to access this site, so you may follow along as it progresses.

***So we all must prepare** to have some type of temporary disruption on our beach this season. That being said, together with our neighbors to the north and south and our respective Beach Patrols, we are developing a plan of mutual assistance and rest assured, will have beach access all season. As the summer approaches and the ACE Beach Fill/Dune Project proceeds, we will provide updates ASAP as they become available, and you will be able to login and follow along with the progress. Stay Tuned... It's going to be a great season! Together we will get thru this...

Marina Report:

Bill expects 22 to 23 slips will be rented this season. Last year we had two boats that sunk. We lost two old customers but we picked up three new customers.

Bulkhead repairs are pending right now. The person we contracted with is so busy that they may not get to us until the fall. It was very hard to get estimates for this job.

Old Business:

None

New Business:

We need a nominating committee. Three positions will be open for election in September. Alice Firgau (201), Tina Hungrige (47) and Gerry Gonzalez (200) volunteered to be on this committee.

Gerry Ciciola (3124) suggested we find another venue for our meetings. It was very hard to hear in the garage we were put in this year since Seacrest was also meeting in the normal meeting room. He suggested checking with the OB2 club house. Dennis Bellars (31) suggested we check with the Dover/Brick First Aid Squad.

Tina Hungrige (47) mentioned that if less and less people volunteer to be on the board we may have to hire a management company which would be an expense to everyone. Treasurer could be outsourced, since Susan did not want to run last year but did when no one volunteered. Some positions require knowledge of accounting, construction, ... More people need to step up.

The by-laws committee reviewed their proposed changes which were emailed before the meeting. The committee consisted of Susan Lambariello (48), Tom Hungrige (47), Dennis Bellars (31), Frank & Cathy Lentini (237) and Greg Canniff (202). We will have an electronic/mail vote in the summer where each member will vote for each proposed by-laws change. Each change needs a 2/3 majority for the change to be made.

Gerry Ciciola (3124) objected in Article 9 Section 5 to increasing the unbudgeted expenditure from \$500 to \$1,000. He also objected to Article 3 Section 3 Paragraph 5 where requiring dual signatures on checks changes to just treasurer's signature being required. Maybe limit to a dollar amount. Maybe exclude payroll. Gerry understands there could be a geographical problem with requiring two signatures and his statements are in no way a reflection of the current board.

Gerry Ciciola (3124) Does anyone do account reviews? Susan said one is in the process but has not been completed yet.

Darlene Pereksta (207) asked about the use of signs. It's hard to police. Are we limiting it to for sale signs? Can you put political signs? Discussion about signs began. Should we limit to for sale signs? Cathy Lentini (237) said maybe no signs at all. Very subjective what's an inappropriate sign. Dennis Bellars (31) told a story about people not being able to see that houses are for sale on our block because we currently don't allow signs. Dennis feels it would be good to allow for sale/for rent signs on our properties. He is ok with political signs too.

Betty Otterbein (35) asked why a lot of revisions were changing shalls to should? Sue said we don't always have 3 people.

Miscellaneous Reports:

None.

Greg Canniff (202) moved to adjourn the meeting and Cathy Lentini (237) seconded.

The meeting was adjourned at 11:22 am.