

## OBSC General Membership Meeting

September 3, 2016

### Roll Call:

### Trustees Present:

Greg Canniff	President
Susan Lambariello	Treasurer
Michele Bickford	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:

June 4, 2016 minutes presented. DiPetrillo, 245 OBB moved to accept. Joe Lambariello, 48 OBB seconded. All were in favor. Minutes accepted.

### Communications:

Canniff stated that someone on the ocean block complained about the dune maintenance box. We are working through this issue. Toms River wants to fine us. Serafin said we want to wait until dune work is completed. We may need to pay a \$50 fine. Lambariello said the CAFRA permit allows the maintenance box to be there although it is supposed to be put up and then taken down. It is in that spot because of the high tides.

### Financial Report:

Lambariello sent out the financial report to the members. We are running on target for the approved budget. We received a few capitalized items that we were not expecting. Because of the extra mound of sand we purchased a Mobi mat for \$3,000. We kept the old one. We are anticipating \$6,600 revenue over expenses based on expenses. If we add capitalized costs to the cash flow, we would not have an overage. We are putting in an assessment which is included in the budget. We need to approve the 2017 budget and assessment. We spent \$14,000 in funds for things that will be capitalized. We still have

\$12,000 to spend. Survey, attorney fees, possible permit fee for dune box, estimate on new marina shed amounts to \$26,000. Thinking \$279 for the assessment.

Dennis Bellars, 31 OBB asked where is the shed going that we have in the bay parking lot? We have \$6,000 on the budget for a cost of a new shed for the marina. We are not sure we will be allowed to put a shed at the marina so we cannot just move our current shed there. Can we move it to someone's property if someone wants the shed? Tom asked why don't we move it to the marina? Sue Lambariello said some people are not happy with board members and will notify the township. Monterey also got fined for their shed at the Bay beach. Greg offered to notify the other presidents that our shed is available (8 x 12 x 10). Tina Hungrige, 47 OBB asked if the shed conforms and could go on anyone's property if they wanted it? Cavanaugh, 236 OBB asked have we abandoned the idea of saving the bay shed? Can we park it on the empty lot temporarily? The Zwick property is up for sale. Per Serafin the current shed is 96 sq. ft. We are allowed up to 150 sq. ft. To fit the rescue boards in it, it has to be bigger than 96 sq. ft. There is a cost to move it and store it. We are still in the research phase to see if the town will allow us to even have a shed at the marina. There is a cost to move it and we don't have approvals. Planning Board approval is approximately \$1,800. We would like something bigger so it does not make sense to incur the cost of the move. Would Sunset Manor want it? They would need the same planning board approval.

Based on discussion, Sue Lambariello is taking \$6,000 for a new shed out of the assessment. Will also remove one \$1800 for a permit. Without new shed and \$1800 what remains is land swap, Mobi mat so assessment is \$197 per household, \$200 rounded. We will need this soon. Our proposed dues for next year will be \$300.

Cavanaugh, 236 OBB asked if next year will we need another assessment for the shed? Sue Lambariello said not necessarily. We keep \$15,000 to \$25,000 in our bank account for emergencies. We can talk about the shed in the spring. We have enough in our bank account without an assessment. No lease payment is in the 2017 budget.

Need a proposal to approve budget which included \$300 for membership dues. Tina Hungrige, 47 OBB made a motion to approve. Mary Canniff, 202 OBB seconded. All in favor. No opposed.

Need a proposal to approve Assessment of \$200 which includes a \$1800 permit fee for a shed. Cavanaugh, 236 OBB made a motion to approve. Tom Hungrige, 47 OBB seconded. All in favor. No opposed.

#### Membership:

No new members. Al Nugent enjoyed being on the board. He is going to miss Greg Canniff. We collected \$13,000 in badge fees.

### Buildings and Grounds:

Serafin stated we have 5 open projects (down from a total of 18). Two are active and three are about to start (one on our beach block and 2 on our bay block). Weeds were a problem this summer. We are going to be stricter next year. We have a new fence around the marina. Our beach light was fixed and converted to LED. It runs from dusk to dawn. Garbage is Tuesday this week because of the holiday. Then Monday only garbage pickup begins. Recycling will be the 1<sup>st</sup> and 3<sup>rd</sup> Mondays. There is no construction on the middle block, therefore, there should be no parking on the street. The beach and bay blocks will have parking on the street due to construction. Lentini, 237 OBB said she got a call from the tax assessor that they are coming Tuesday. Mike Serafin said you don't have to let them into your house. Fricchione, 266 OBB asked what do you do if contractors park on the wrong side of the street? Mike Serafin is trying to enforce that commercial vehicles park on the north side of Ocean Bay Blvd. Fricchione, 266 OBB said maybe we don't need this since we can't enforce. Serafin put up signs. Home owners need to monitor their own contractors. Maybe we shouldn't have it if we can't enforce it. We have signs that say it. Serafin stated we CANNOT have overnight parking on our street.

### Beach:

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:

Dear Members, Neighbors & Friends,

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

1. We had a great beach season, with no injuries and one successful ocean rescue. Captain Joe, with the help of Matt, Alex and Jay ran a professional ocean beach. Matt, Alex & Jay all represented OBSC well in several local lifeguard tournaments and the "boys" ran a successful OBSC Surf classic, which hosted some of the best lifeguard surfers on the island. With the college graduation of all 3, this may be their last summer with us. Captain Joe already has experienced guards ready to fill any open spots on the OBSC Beach Patrol, so either way we will have a good crew next season. If you see the guys this weekend, please wish them well as they did a great job, so that everyone enjoyed the ocean safely.
2. Our 1<sup>st</sup> annual OBSC Sand Castle challenge was a lot of fun, 7 groups participated and 8 local businesses gladly donated prizes, with free ice cream & music, it was a great family day on the beach.
3. The new Mobi mat exceeded my expectations and along with a more gradual access thru the TR dune and the rope handrail, getting on & off our beach was easier than it had been.
4. The new beach wheelchair helped provide access to several members and guests. It was great to see them enjoying the beach safely.

5. The beach Rinse Station with the new screen and foot spray was very successful and I think lowered our water usage. We may install an automatic shut off on the foot spray next year to further help save water.
6. The new Dune Box, protected our Beach patrol life saving gear, protecting it from both the elements and vandalism (which happened the past several seasons) allowing us to get another season out of our rescue board, and will protect our new gear for many seasons to come, saving all of us money. It also housed our dune maintenance tools, helping to maintain the improved beach access enjoyed this season.
7. With the Army Core of Engineer's (ACE) Beach & Dune restoration project expected to start later this fall or over the winter, our Building & Grounds and Beach team will work closely with all parties (TR, ACE, DEP, ect) to ensure that everyone's interests are protected and our beach and dunes turn out the best they possibly can. Then we will work hard to make our beach access great for everyone. We will keep you posted during the off-season as to the progress of this historic project. Mike & I plan to visit LBI this fall to see how last year's replenished beaches are doing and how this years look, in preparation for our project.
8. On a personal note, I want to thank Al for all his years of service to our Club, he has such a great spirit and he will be missed. I would also like to thank Greg for his leadership during a difficult transitional time, he will leave a legacy of owning our beaches and marina, allowing all of us to save money and enjoying the many benefits that ownership of these resources provide.
9. Lastly, I would like to thank all of you who provided advice, support and good wishes, this job turned out to be bigger than expected, especially with the surprise TR dune, so everyone's help really made a difference. Together, we can make next season even better.

During the meeting Patrick Smith sent a text that our lifeguard Joe and his crew will be on duty until Monday at 2pm. Note that people will not be allowed to swim due to the rough conditions.

#### Marina:

Bill Reinhold reported that we lost 5 slips from last year but gained 7 new people. We got 9 weeks of rental income. No major issues at the marina. Minor repairs were made. Greg Canniff replaced many loose boards at the marina. We are doing minor repairs along the way instead of replacing all the boards.

Miscellaneous Reports:

Dennis Bellars, 31 OBB reported that 51 people are coming to our 50<sup>th</sup> Anniversary celebration of OBSC on September 11<sup>th</sup>.

Greg Canniff & Susan Lambariello did a tribute to Al Nugent whose house is up for sale. He has been on the board for 23 years. In the fall '93 he bought his house. He came from OB3. In the spring of '94 he got recruited for the board and never left. We wish him well on his upcoming move to Florida!

There is a pancake breakfast here at the Kittiwake Firehouse from 8-12 tomorrow. 50/50s are being sold at the table in the back.

The votes for the board were totaled. 62 members voted electronically. 67 members voted in all. Voted in were Michele Bickford, Joe Klenner, Tom Hungrige, and Mike Serafin.

Motion to adjourn. DiPetrillo, 245 OBB. Seconded by Tina Hungrige, 47 OBB.

10:45 am meeting adjourned.