

## **APPROVED**

### **Minutes of the General Meeting of the Ocean Beach Surf Club – Unit One September 21, 2002**

The meeting was called to order by President David Finter at the Union Church in Lavallette, New Jersey, at 7:10 p.m.

Present: President David Finter, Bob Blair, James Pendergast, Betty Schreur, Lois Castronuovo, Greg Gere, Joe Zipp, Frank Michenfelder and Walter Endler.

Absent: Walter Poludin and Lance Schley

President David Finter opened the meeting and the members of the Board of Trustees were introduced, followed by a moment of silence in memory of deceased members and the Pledge of Allegiance.

MINUTES: The minutes of the General Membership Meeting of May 18'h were read by the Secretary, Betty Schreur, and on motion of Ellsbeth Rapolla, seconded by Steve Makoski, approved.

President David Finter announced that a raffle will be held for the disposition of the wooden street signs that were replaced. Anyone interested in a particular street sign should put their raffle ticket in the container by that sign and at the end of the meeting a drawing will be held for each sign.

The president turned the meeting over to Vice President Robert Blair who reported that we have 4 new members since the meeting in May. None were present at this meeting. He announced that we have received requests for 6 plaques and benches. The last two ordered will be placed on the benches in the Spring. Ellsbeth Rapolla requested to have a plaque installed and will see Bob after the meeting. The cost of each bench and plaque is \$150.

He asked if everyone had received a ballot for election and announced that Lance Schley will not be running and his name should be crossed off the ballot. He thanked Susan Donnelly and Linda Higgins for handing out the ballots.

TREASURER: James Pendergast reported that as of August 31, 2002, we have \$63,910.56 in the checking account; \$26,019.92 in the Money Market; \$10,000 in a C.D; and \$5,899.62 in another C. D. for a total of \$104,830.10. As of right now we have many bills yet to be paid. The insurance bill is coming in December 7th for next year and it is expected to be higher due to big losses suffered by the insurance industry as a result of 9/11. One member has still not paid their dues. He reported that this year we had 374 adults and 66 children at the picnic and it was a success in spite of the weather. Maryellen Lavin, 11 East Barnegat Way, thanked the Treasurer for his report, but questioned where the year to date page is for the report handed out to the membership. He responded that he has it. She felt the membership should have it in order to discuss the budget.

Another item she would like to discuss during the budget is the selling of clothes on the beach. Walter Endler explained that the clothes are not a club item. Any increase in badges was from the sale of badges only. He explained that the operation of selling the clothes (T-shirts, sweat shirts and sweat pants) was a private operation.

Maryellen questioned the parking fee collected from the developer for the parking spaces at the end of Ocean Road and why it was reduced from the budget approved amount in the 2002 budget from \$750 to \$550. After discussion President Finter responded that the Board will bill the developer for the balance of \$200.

There being no further discussion on the Treasurer's report, on motion duly made and seconded, the Treasurer's report was accepted.

#### COMMITTEE REPORTS

OCEAN BEACH: Joe Zipp reported that the beach is closed and thanked everyone who helped put up the fences today and those who built the walkways last Spring. He reported that we had a problem with an excessive sand buildup along the ocean front homes as a result of the storm Labor Day weekend. He obtained a price of around \$800 to have it removed from around the houses, and the cost will be shared by the club and the ocean front homeowners.

He reminded the ocean front homeowners that in the Spring they will be responsible to move the sand that collects around their barbecues and along the side of their houses and patios back out onto the beach so that it can be dragged back when the beach is bulldozed. If it is 2 or 3 feet of sand, as it was recently, then there will be another cost to be shared by the ocean front homeowners.

He stated that he would like to see more help in putting up the fences.

LAGOON: Greg Gere reported that all slips were rented this year and brought in a good amount. In May about 288 feet of walkways were built for the lagoon and he thanked everyone who helped with the building and the raking of the stones in order to place them. He also thanked Scott Michenfelder for plantings around the flagpole and for watering and maintaining them. The water will be turned off at the lagoon some time the end of October or early November.

BADGES: Walter Endler reported that he had put on more badge checkers this year and that we have received about \$5,000 more income this year over last year. This more than covered the increase for the extra badge checkers.

The new badge booth and a new amplifier for the PA system were installed. Music was played low over the PA system. However, there were three people who complained and did not want it. Walter said that he respected their opinion; however, a lot of people came up and told him how much they liked it, so they played it low. It was basically received very well. It was also used to make announcements and stress the importance of observing speed limits on our streets

Walter stressed the importance of knowing the distress signal to be given by anyone in the water in need of help. He then demonstrated the international signal of distress with crossed wrists over the head with arms stretched up over the head. This proved very helpful recently when someone on our beach was in trouble and the signal was given. The lifeguards responded immediately thereby preventing a possible tragedy.

Walter explained to the membership that members are entitled to only one set of badges regardless of how many properties they own. He also explained that this year members received free day guest badges if they needed more, and that tenants/renters were required to purchase weekly badges and additional day badges if needed.

Grace Remishofski wanted to thank Fran Ajjan for an excellent job done at the beach and running the badge program for Walter this year.

BAY BEACH: Lance Schley was absent. Joe Zipp reported for Lance that the buoys will be

removed within the next few weeks. New buoys were purchased in the Spring and the ropes that were replaced at the Ocean Beach were used at the Bay. Everything is OK. The fences will be put up in the next few weeks.

**BUILDINGS AND GROUNDS:** Frank Michenfelder reported on the importance of reading and knowing the deed restrictions, by-laws, rules and construction rules. He also reported on the construction rules as they pertain to the length permitted for the houses. He informed the membership of our connection with the Ocean Beach Developers and its role in the approval of any plans for renovations and new construction within our Unit. He emphasized that the deed restrictions cannot be changed. They were placed on the properties at the time the development was initially approved and built. He reported that the By-Laws can be amended from time to time by the membership at a general meeting and the rules can be amended by the Board of Trustees.

He urged that any one planning to do construction should familiarize themselves with these documents and come to the Building and Grounds person first in order to discuss what they want to do in order to save time and money.

He has had a request concerning the paving of Ocean Road. At present we are looking into becoming a non-profit organization and then we can go to Dover Township and have them do it for us at cost. This would save us some money.

He will also be painting the names on the streets as well as slow speed signs. They will be larger letters. "No diving" signs have been secured for posting at the Bay Beach along the bulkhead and "no dumping" signs. Also no dog waste signs.

With regard to fines, he has sent out 17 letters to individuals who had violated the rules Only one was paid (Dave Finter).

An important regulation is to stop construction between June 15<sup>r</sup> and September 15<sup>"</sup> because of the noise created which is not fair to people who are vacationing.

Henry Sutter questioned whether an individual can continue to do work after they are notified of the violation of club By-Laws or Rules and are fined. The response is that if he continues, he is fined \$ 100 per day. We will also obtain a stop-work order. If the fine is not paid he will not receive badges nor will his renters.

If there is an emergency, we do allow repairs to be made.

Bob Miscelli, 118 West Barnegat, questioned who Mr. McDonough is. Frank responded that Mr. McDonough of Ocean Beach Sales is the agent for the developer who owned all this land and put these deed restrictions on the properties at the time they were originally sold. It is his job to oversee that the restrictions for Ocean Beach Unit 1 are enforced. The deed restrictions are recorded in the County Clerk's Office and run with the land until 2061 and can only be changed if they violate a Federal Law.

Maryellen Lavin questioned the phrase in the Master Deed restrictions relating to race, color, creed and Frank explained again that that was changed by Federal Law. That phrase cannot be enforced by us.

Frank announced that in conversations which he has had with Mr. McDonough, he stated that although he is not planning to do so, the corporation can, if the Club does not adhere to the restrictions placed on the properties, take back the beach property which was deeded to the Club under those provisions. In that case, each homeowner will be charged a fee to use the beach as is currently the case in Units 2 & 3.

Don Gemma, 19 East Spray Way, questioned the fact that the height restrictions do not appear in the deed restrictions. He was informed that they appear in the By-Laws. Dave informed him that the By-Laws can be changed by the membership.

SGT. AT ARMS: Walter Poludin was absent and in his absence Walter Endler gave his report on the security this year. He stated that the new security company did a better job this year. He personally felt that last year the guards were too young. However, these guards were older and more professional and did a fine job. They worked along with the Dover Township Police and things seemed to be better.

He emphasized that these are security guards, not police officers and had limited authority. In any emergency, 911 should be called, and on a complaint that cannot be handled by security or in the absence of security, the Police should be called.

Evelyn Sadankas, 16 East Barnegat, questioned the fireworks that are being shot off (not the 4<sup>th</sup> of July ones on the beach) and was informed that Dover Township Police should be called.

Ellsbeth Rapolla, 34 East Beach, questioned the time that Mrs. Walker's Ice Cream Parlor is to be closed. Sometimes its 1:00 - 2:00 - 3:00 a.m. in the morning and the kids congregate there and are very noisy. She was told that she should call the Dover Township Police and report it. Walter Endler said that the hours could be controlled by the Police Department and laws as to the hours of operation.

Henry Sutter, 15 East Spray, questioned who is to control the parking in the street. He complained that people park their vehicles in the street--some all night. Walter Endler asked Mr. Sutter to see him after the meeting.

CORRESPONDENCE: Lois Castronuovo read the following correspondence:

Letter from Susan Poandl Donnley concerning the crosswalk at the end of East Bay Way on Route 35 North. She suggested posting "no parking" signs in the area so that people know that it is illegal to park within 25 feet of a crosswalk. Dave responded that it is a State highway and we have no authority to post signs. Walter Endler will attempt to contact the State and request they post the "no parking" signs. Linda Higgins, 106 West Beach, suggested that the crosswalk be moved a few feet south, by the fire hydrant since no one can park by the hydrant anyway. Dave said we will try to contact them and see if it can be moved. Phil DiVuolo, 26 East Spray, questioned the 25 feet. Dave explained that it is 25 on either side of the crosswalk.

Letter from Steve and Nancy Makoski, 21 East Shore Way, thanking the Board for keeping the lifeguards on duty an extra weekend and commending the guards for a job well done in assisting a man in distress, avoiding a possible tragedy.

#### OLD BUSINESS

PLAYGROUND: President Dave Finter thanked all those who had come to the Zoning Board Meeting at the Dover Township Town Hall and encouraged them to come back on October 24<sup>th</sup> for the continued hearing and suggested that they call the Zoning Board first to make sure that the matter is still on. Dave asked if anyone has any old pictures of the playground, he would like to have them for the hearing.

WEB SITE: Shawn Leonard has updated our web site with information and the rules and pictures. If anyone has any information which could be put on, they should contact him at shawnl@att. corn.

SPEED BUMPS: President Finter reported on the speed bumps and Bob Blair displayed the "little green men", made of polyurethane and explained that these could be placed on each street to alert and caution drivers to slow down. He asked the membership for its opinion and after

discussion, on motion by Gary Horvath, seconded by Eleanor Einfinger, the purchase of the "little green men" to be placed on the streets was approved.