

## **APPROVED**

### **Minutes of the General Meeting of the Ocean Beach Surf Club – Unit One September 20, 2003**

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

Present: President David Finter, Bob Blair, James Pendergast, Betty Schreur, Greg Gere, Joe Zipp, Walter Poludin, Lois Castronuovo, James Calvano, Walter Endler and Richard Yerich.

Absent: None

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

VICE PRESIDENT: Robert Blair announced that we have five (5) new members and asked the new members present to please stand. Joan and Joseph Ablahani of 115 West Barnegat Way and Lee and Kathy Andrews of 264 Bay Beach Way were introduced.

MINUTES: The minutes of the General Membership Meeting of May 17, 2003, were read by the Recording Secretary. Joan Worthington questioned the fact that the minutes reflected that the president stated at that meeting that her boat was too large for a slip in our marina. She indicated that the boat was not too big. It was pointed out that the minutes were accurate that the statement had been made that her boat was too big and that was correctly recorded in the minutes. On motion of Mary Calvano, seconded by Tony DeLeo, the minutes of May 17, 2003, were approved.

The President turned the meeting over to Jerome Turnbach, the Club's Attorney, who apprised the membership of the Board's procedures and the ground rules in conducting the meeting.

TREASURER: Treasurer James Pendergast reported the balance in the checking account as of August 31st is \$77,264.90. There is a \$10,000 Certificate of Deposit and another Certificate of Deposit in the amount of \$9,208.20 and he will be putting another \$3180 into it. There is also a money market account in the amount of \$26,372.34 for a total cash on hand of \$122,845.22. He pointed out a mistake on the Profit and Loss Statement under the "Lagoon" which is over budget by 180% because \$3,000 should have been listed as "lagoon stone" and that is within the budget. Everyone is under budget this year.

Mr. Sutter, 15 East Spray Way, questioned if our attorney is being paid by the hour. Mr. Turnbach responded that his arrangement with the Board is at an hourly rate of \$150 per hour. On motion of Claire Tiabi, 232 Bay Beach Way, seconded by Barbara Incitti, 20 East Shore Way, the Treasurer's Report was accepted.

Jerome Turnbach indicated that it should be noted for the record that there is a quorum present of at least 25 members in order to conduct the business of the club.

BUDGET: The budget was brought up at this time and discussion was opened on the budget. James Pendergast reported that there will be a dues increase of \$15.00.

Veronica Kadash, 109 West Spray way wanted a clarification of the social allotment of \$6,000. The Treasurer explained that nothing has been recorded as yet because the picnic was postponed and this is where we cover any loss on the picnic and anything else we may have, such as games, toys for the kids, refreshments, etc.

Nick Stevens, 3066 Ocean Road questioned whether the report was in August or the end of August. Jim responded that it was to the end of August.

Henry Sutter, 15 East Spray Way, questioned whether we collected enough money to cover the cost of the picnic. Jim responded.

Discussion on the budget was closed and on motion of Fran DeLeo, 29 East Shore Way, seconded by Chris Magory, 220 Bay Beach Way, the budget for the year 2004 was adopted by a majority vote.

#### COMMITTEE REPORTS

**OCEAN BEACH:** Joe Zipp commended all those who worked on the beach for a good team effort. He congratulated the lifeguards for a job well done and in their success at the lifeguard tournaments this year. The beach looked good this Summer. It was cleaned up every day by the badge checkers and lifeguards and raked every other week. He also thanked and commended Fran Ajjan for doing a great job at the beach.

**BUILDINGS AND GROUNDS:** Richard Yerich reported that he was somewhat lenient this year since he came on the Board late in the Season. He urged everyone to please pick up around their property and put everything away and secure items outside. He asked everyone to keep their properties neat and respect their neighbor's property. The two-foot setback provision is on hold and the reason being that we must send a letter to the Mayor and the Council will have to vote on it. If passed we will no longer need to apply for a variance. He will keep the members advised. He also offered his phone number to help anyone with any anticipated construction. Building applications are available at the real estate office at Ocean Beach. He also requested that everyone update their telephone numbers so he can locate anyone who might incur a problem on their property. He advised that once building is completed, the homeowner is still responsible for road openings due to upgrading of services. He also suggested dry wells for downspouts.

Joan Ablahani, 115 West Barnegat had a question about the setback and President Finter clarified it for her.

Ronnie Maresca, 201 Bay Beach Way reported a broken curb along Bay Beach Way. Rich will look into it.

Cathy Scotti, 222 Bay Beach Way had a question about the fact that our roads are not Town owned but private.

**BAY BEACH:** James Calvano reported that things went well at the Bay Beach this year and he thanked Dave Finter and Frank Michenfelder for building the new storage box for the bay beach. The one problem that he did have was that of keeping the goose droppings cleaned up as well as the seaweed.

**LAGOON:** Greg Gere reported that the lagoon survived the storm real well. He announced that he will be shutting off and draining the water some time in October and requested that the boats be out by November 15th. Greg announced that anyone interested in the status of their boat and where they may be on the list can contact him or give him their name at the end of the meeting.

**BADGES:** Walter Endler reported that a lot of things happened this year. There were games and activities for the children. Badges and medals were handed out for prizes. Many people were happy with the children's activities at the beach. One of our lifeguards also received a medal at one of the tournaments. He commended Fran Ajjan for an outstanding job in running the badge booth. Beach badges were the same price this year; however, next year there will be an increase.

Amy Stevens, 3066 Ocean Road, questioned that more people, up to 20 people, are occupying the large new houses and how does the badge booth handle them. Walter Endler responded that that many people is illegal. We have a set up of badges for up to 12 guests. Extra badges are available to homeowners at no cost on a daily basis only.

Bob Micelli, 118 West Barnegat, brought up the fact that there are too many people in many of the houses and asked how we can force Ocean Beach Realty to stop group rentals. The response is that we have no authority to arrest or enforce. Only a code enforcement officer can do that. Walter suggested that a letter be sent to rental agencies advising them that only a certain number of people be allowed in a given dwelling. He also complained about renters having dogs with them.

Veronica Kadash, 109 West Spray, complained that at times there was no one watching the center walkway.

SGT. AT ARMS: Walter Poludin reported that there had been some problems in the parking area on Bay Beach Way; however, the security guard ticketed the cars and it seemed to get some results. Other than that, everything went well this year.

Bob Blair thanked Bonnie Browne, Dominick and Debbie Derosa for running the picnic this year and also Mary and Irene Bokar, Gary Horvath, Jim and Ronnie Pendergast and Fran Ajjan and the lifeguards for all their help.

Dorothy Janosko, 3 East Shore Way, raised a question regarding the Club's web site linked to Ocean Beach Sales. She wanted to know if she could put her houses up for sale on it. Shawn Leonard, our web master, responded to her inquiry, as well as our attorney who suggested that keeping the real estate link on our web site be investigated and the Board pass on what links they want to have included on our web site and advise the Unit so that they have an understanding as to what links are included and which are not. Dave Finter was asked to solicit any comments with regard to it.

Don Schmidt, 20 East Barnegat suggested that we could include that link on our Web and charge a fee to Ocean Beach Sales and to anyone else wanting to utilize it and thereby defer some of the cost to the Club.

#### COMMUNICATIONS

Mary Ellen Lavin, 11 East Barnegat Way. Letter requesting a handout concerning the budget; explanation of the Club's cost to move the playground and an update on the beach situation and the \$10,000 fine. All requests responded to.

Our attorney, Jerome Turnbach, also responded to the question concerning the notice of violation and fine for the beach. He explained that we have been given permission to put up snow fencing for the hurricane season and it must be taken down by November 1st.

Dave Finter reported that he has been meeting with the presidents and officers of the various beach clubs along the strip and officials together with an attorney who is very knowledgeable in matters of the DEP's Coastal Management Program. The beaches have agreed to hire him to prepare and present our case to the DEP. The cost would be approximately \$50,000 which would be distributed among the beach clubs per house, resulting in a \$10 or \$15 charge per lot to our members. After discussion he asked to take a vote for a consensus of the membership as to whether we should join them in this challenge. President Finter responded to a question from Frank Galloway as to why we have a problem with public access to our beach.

On Motion made by Deborah Acker, 18 East Barnegat Way, that we join the association in hiring the attorney to act in our behalf to attempt to resolve the matter of the beach maintenance. The motion was seconded by Lynda Schmidt, 20 East Barnegat, and carried.

Letter from Patricia Wright, 28 East Channel Way, with requests regarding the beach condition, lack of communication, fines, etc., all of which were responded to by the Board.

Susan Poandle Donnelly, 25 East Bay Way, had questions regarding the hiring and qualifications of the life guards, and her letter was responded to. There was a question as to whether all of the guards were certified. Joe Zipp and Walter Endler responded.

Catherine Sutter questioned the raising of the roof on a two-story house, making it a three-story home, and she wanted to know who authorized a change in the by-laws allowing this. Dave responded to her and referred the question of third stories to the attorney for response.

Lynda Schmidt, 22 East Barnegat Way, questioned the "dunes" on the beach and what is going on with the State. This was responded to previously in the meeting.

Lance and Debbie Schley, 15 East Shore Way, questioned three story homes, beach conditions and working on the beach. As requested, all questions were responded to.

Dorothy Janosko raised a question as to whether a conflict of interest exists with our attorney representing the club and also is the personal attorney for Dan Mercuri, a member. Mr. Turnbach answered her, stating that there is no conflict. She also had questions regarding the jungle gym and the beach which were answered previously.

Letter from Debbie Valenti wants to have the jungle gym moved. She has people who are willing to pay to have it moved again. She will chair a committee to look into all aspects and report back.

Letter from Marie Schiavello, 34 East Bay Way, commending Fran Ajjan for her work at the beach and the great guards this year.

Letter from the State of New Jersey acknowledging our letter of thanks to them for the cleaning up of the waste that washed ashore this Summer.

Letter from Joan Gemma with 18 questions regarding the beach, salaries, guards, etc., which were all responded to.

Nick Stevens acknowledged that it was he who had sent out the form letter to various members of the Club. A few of the letters were returned and were responded to by Dave Finter.

(End of Communications)

Lois Castronuovo, Corresponding Secretary, commented on her own observations at the beach this year and comments made to her by others, both renters and owners, regarding the bad attitude situation at the beach this year.

Pat Wright suggested that we limit the letters sent to the Board to 100 words or less and again requested that the minutes be sent out to the membership.

Claire Tiabi, 232 Bay Beach Way, commented on the Boards efforts and thanked the Board for what they are doing for the Club.

Claudia Serecsko, 18 East Surf Way, wanted to know why members could not attend the trustee meetings. President Finter responded that we have limited space. He would take the matter up at the next trustee meeting.

Betty Schreur, Recording Secretary, requested to be recognized by the President to make a statement and did so. She expressed her disappointment in the attitudes and behavior of some of the people, both members and guests, at the beach this Summer.

## ELECTION

Ballots, with names of the following people running for the Trustee Board were distributed upon entry at the meeting:

Robert Blair, Walter Endler, Greg Gere, Richard Yerich, James Calvano, Shawn Leonard, Lisa Della Terza, Gary Sczepanik, Mary Ellen Lavin, Donald Gemma, Nick Stevens and Phil Divuolo.

President Finter requested nominations from the floor and the following names were placed in nomination and added to the ballot:

Debbie Valenti, Jill Valenti, Frank Galloway and Tod Steiner.

The President announced that due to the resignations from the Board which occurred this last year, it is necessary to fill two of the positions at this time for a (1) one year term, and it will be determined at the organizational meeting of the Board of Trustees which of those elected will fill the two one-year terms.

The nominations were closed, the voting completed and the ballots collected. After a recess for the counting of the ballots it was announced that the following candidates were elected to serve on the Board of Trustees:

Robert Blair, Walter Endler, Greg Gere, Richard Yerich, James Calvano, Shawn Leonard, Phil Divuolo and Tod Steiner.

There being no further business, on motion of Lois Castronuovo , seconded by Lynda Schmidt, the meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Betty Schreur  
Recording Secretary