

## **UNAPPROVED**

### **Minutes of the General Meeting of the Ocean Beach Surf Club – Unit One September 22, 2007**

Vice President, Walter Poludin called the meeting to order at the Union Church of Lavallette at 7:03 PM.

Present: President Bob Blair, Vice President Walter Poludin, Treasurer Jim Pendergast, Ellen Downes, Phil DiVuolo, Greg Gere, Gary Horvath, John Tedesco and Debbie Valenti.

Absent: All Trustee's present.

Vice President Walter Poludin opened the meeting with the Pledge of Allegiance and a moment of silence for U.S. Soldiers and deceased members of the association.

Notice of Meeting: Debbie Valenti, Recording Secretary first confirmed that all members had been notified 30 days in advance of today's meeting.

Debbie Valenti asked the members of OBSC1 if they had received a notice of this General Meeting sent on August 22, 2007, thirty days in advance of this meeting in accordance with our by-laws.

Quorum: Debbie Valenti informed the membership that the necessary quorum of 25 or more member were present at the meeting in accordance with the by-laws.

May 19, 2007 Minutes: Debbie Valenti asked if there are any changes to the minutes? Hearing none, the minutes were approved as printed.

Bob Blair, President had each of the officers and the committee members introduce themselves.

Walter Poludin, Vice President asked that all new members stand up and introduce themselves to the association. Andrew and Joanne Ferrier of 35 East Barnegat Way introduced themselves to the association. With no other introductions the meeting proceeded to the Treasurer's Report.

Treasurers Report; (Reported by Jim Pendergast)

Jim reviewed the following as of August 31, 2007:

- The balance in the checking account as of \$28,063.08. Capital One Money Market has a balance of \$83,357.41 and Commerce Money Market has a balance \$125,797.55. Total Balance \$237,218.04.
- Jim reported that the board collected \$3500.00 in fines year-to-date in 2007.
- Jim also distributed the 2008 Proposed Budget and asked if any members had questions

concerning the budget.

· Jim announced that dues will be increased from \$365.00 to \$375.00 in 2008.

On a motion made by Dianne Lanigan and second by Joanne Leggett the Treasurer's Report.

On a motion made by Nick Stevens, second by Roxanne DiVuolo the members voted unanimously to accept the proposed budget for 2008.

Building and Grounds: (Reported by John Tedesco)

· John announced that the Board of Trustees voted unanimously to propose a change in the Deed Restrictions, By-laws and Construction Rules and Regulations to accept the IRC 2006 Building Code followed by Dover Township to replace Ocean Beach Surf Club Construction Rules and Regulations with the following exceptions which will remain the same:

1. Set Backs and Height Restrictions.
2. The board must receive an application for tear down and construction.
3. All building plans must be approved by the Board of Trustees before Submitted to the developer and Dover Township.
4. Construction work will only be done between September 15th and June 15th unless the board votes on other dates to begin and end construction and/or individual homeowners have an emergency that deems necessary for work to be done during the blackout period.
5. A board member must be notified of all emergency work during the blackout period.
6. Fines will remain the same or otherwise subject to change by the appointed Board of Trustees.
7. New homes will need to submit to the board an "As Built" plan upon request of the board.
8. The board will further review the Deed Restrictions, By-laws and Construction Rules and Regulations to see if additional laws need to be added to list before sending final list to homeowners to vote on.

The board will mail these changes to the members for a vote by proxy once everything has been reviewed by a lawyer and all the necessary changes have been made to the Deed Restrictions, By-laws and Construction Rules and Regulations. At that time the board will send out a proxy to all members to vote on in its entirety. If the board does not receive a homeowners proxy back within 30 days of being sent that homeowner's vote will be counted as voting for the changes listed above.

Dan Lanigan made a motion to have the above mentioned changes voted by proxy and Ronnie Pendergast second that motion. The members voted unanimously to vote by proxy to make the proposed changes to the Deed Restrictions, By-laws and Construction Rules and Regulations as listed above.

Sergeant of Arms: (Reported by Walter Poludin)

Board of Trustees will be looking for a new Security Company in the spring of 2008. All suggestions or referrals are welcomed.

Bay Beach: (Reported by Phil DiVuolo)

- Phil asked for volunteers to help clean Bay Beach on September 29, 2007.
- Swimming Ropes are out of bay.
- Winter Fences will be put up on September 29th, 2007.
- The board will schedule weekly clean-up at the Bay Beach by Dover Township for summer of 2008.

Lagoon: (Reported by Greg Gere)

- Water will be turned off at the end of October early November.
- The rental price will increase \$25.00 per slip for the summer in 2008.

Ocean Beach: (Reported by Gary Horvath)

- Thanked everyone for a successful Summer 2007
- We need volunteers to clean beach on September 29th. All volunteers are to meet at the ocean beach at 9:00 AM on the morning of the 29th.
- Late winter and early spring of 2008 Gary will accept applications for Lifeguards for summer 2008.

Badge Booth: (Reported by Jim Pendergast for Ellen Downes)

- Badge sales and T-shirt sales were good for summer season 2007.
- There will be an increase in the price of badges for Summer Season 2008.

Old Business:

Parking for Homeowners: Several members asked where Ocean Beach stands with the parking issue and if the Board had heard anything from Tom River. The board responded by stating year-to-date Tom's River had not responded to Ocean Beach's request to have parking re-instated on Rt. 35 North.

The board stated that they are currently looking into renting parking from Rutherford Home Association for parking at the back of their vacant lot located on Rt. 35 South. The board said that they would contact Rutherford Home Association in early spring 2008 to inquire about the space and would notify the Ocean Beach members of its availability in the Spring 2008 letter.

Fishing: Several members raised concern over whether or not there would be fishing on the Ocean Beach in the future. The Board responded that we are considering all options and have not come to any definite decision. Our first concern is safety and that the board welcomes all suggestions that will be able to facilitate both swimmers and fishing in a safe environment.

Social Calendar:

- Debbie Valenti discussed the success of the social calendar and asked the members if they would consider having the board purchase our own movie equipment in the spring of 2008.
- Frank Mitchenfelder made a motion to have members vote to purchase movie equipment and Dave Finter second that motion. The majority of members voted 50 to 18 in favor of purchasing movie equipment for the association. The board of trustees will purchase movie equipment in the spring of 2008.
- The board will send out a social calendar with events for Summer Season 2008 in June of 2008. A calendar of events will also be posted at the badge both at the Ocean Beach.
- Due to member's request - the board has approved for members to have a two day yard sale over one weekend in spring of 2008. The yard sale dates will be held on the same weekend that Lavallette is holding their town wide yard sale. The board will find out the exact date and notify members of the yard sale dates in the spring 2008 newsletter.

#### Lifeguards:

- Several members requested that the board consider extending Lifeguard hours on weekends for summer 2008. The board said that they would consider extending the Lifeguard hours for Friday, Saturday and Sunday to 6:00 PM, but would like to inquire with neighboring beaches and our insurance company to see if there are any ramifications to extended hours.

#### General Members Request:

- Members requested a "Dead End" Sign be placed at West Shore Way.
- The board and Homeowners need to notify renters that Fire Pits and Charcoal grills are forbidden.

#### New Business:

Election: The following board members were elected to serve for the time period of January 1, 2008 to December 31, 2009: Bob Blair, Phil DiVuolo, Greg Gere, Nancy Schmidt and Dave Finter.

With no further business to discuss at the General Membership Meeting of Ocean Beach Surf Club – Unit, a motion was made by Joan Ablahani to adjourn this meeting at 8:45 PM.

Respectfully recorded,

Debra S. Valenti  
Recording Secretary  
Ocean Beach Surf Club – Unit One