

**UNAPPROVED**  
**Minutes of the General Meeting of the**  
**Ocean Beach Surf Club – Unit One**  
**October 17, 2009**

Prior to the meeting being called to order, President Bob Blair introduced Jason Diamond of Sunray Solar who gave a short presentation regarding the benefits of solar electricity. Mr. Diamond provided literature and announced that he would be available for questioning after the meeting.

President Bob Blair called the meeting to order at the union Church, Lavallette, NJ, at 7:08pm.

**Present:** President Bob Blair, Treasurer Jim Pendergast, Lee Andrews, Ellen Downes, Dave Finter, Greg Gere, Lynda Schmidt, John Tedesco and Debra Valenti.

Sgt. of Arms, Lee Andrew, opened the meeting with the Pledge of Allegiance and a moment of silence for the U.S. soldiers and deceased members of the association.

President, Bob Blair, introduced each of the Board members and expressed that the members keep Walter Poludin in their thoughts.

**Notice of the Minutes:** Debra Valenti, Corresponding Secretary, first confirmed that all members have been notified 30 days in advance of the meeting in accordance with our By-Laws.

**Quorum:** Debra Valenti, Corresponding Secretary informed the membership that the necessary quorum of 25 or more members is present to continue with the meeting in accordance with our By-Laws.

**May 30, 2009 Minutes for the General Meeting:** Debra Valenti, Corresponding Secretary, asked if there are any corrections to the minutes. On a motion made by Agnes Walter and second by Mary Calvano and hearing none, the minutes of May 30, 2009 are approved as printed and distributed to the members.

Debra Valenti announced the resignation of Walter Poludin who has served on the Board of Trustees since 1963. Due to Walter's resignation, effective October 17, 2009, the members will be voting for 6 new Trustees instead of 5 at this election.

Debra Valenti, Corresponding Secretary, asked the members if they received their ballots to elect 6 Board of Trustees for the time period of January 1, 2010 to December 31, 2011.

Debra Valenti, Corresponding Secretary, asked if there were any other nominations for the Board members on the floor. Debra instructed the members to write in Nick Stevens name on the ballot as he was a later entry. Debra asked each of the individuals up for election to stand and introduce themselves.

President, Bob Blair, asked the new members that were present to stand up, state their address and introduce themselves.

President, Bob Blair, introduced our attorney Frank Crivelli, who addressed the membership regarding the zoning hearing for the badge booth and possible future litigation.

### **OFFICERS AND COMMITTEE REPORTS:**

#### **Treasurers Report: (Reported by Jim Pendergast)**

- As of 9/30/09, there was \$53,904.03 in the checking account, \$87,885.50 in the Capital One Money Market and \$103,623.57 in the TD Bank Money Market for a total of \$245,413.10.

**Proposed Budget:** Jim Pendergast summarized the proposed budget for 2010.

- Dues for each household will be \$400.00 instead of \$450.00 as the special assessment has been removed.
- Budget reports were made available for review at the meeting.

**Treasurers Report of 9/30/09 and 2010 budget accepted:** A motion was made by Linda Higgins and second by Chris Magory, to accept both the Treasurer's Report as of September 30, 2009 and the 2010 budget report. This motion was unanimously accepted by the members.

#### **Sergeant of Arms: (Reported by Lee Andrews)**

- Had the same security company as last year. Office Mike indicated that all was quiet and there were no major incidents to report.
- Have been advised that Officer Mike will be moving before next summer. We intend to retain the same firm for our security next year.

### **Bay Beach: (Reported by John Tedesco)**

- John thanked everyone who turned out to winterize and clean up the bay beach.
- Not many people swam at the bay during the week this summer, so next year we will be cutting back on lifeguards being on duty at the bay beach during the week unless attendance increases. A swim at your own risk sign will be posted.
- Will be creating designated smoking areas on both the bay and ocean beaches.

### **Lagoon: (Reported by Greg Gere)**

- Greg thanked everyone individually for helping with the end of year clean up.
- Water is now off for the season.
- Advised members that 2009 was a full season so if anyone was interested in securing a slip for 2010 to call and get their names on the waiting list.

### **Building and Grounds: (Reported by Dave Finter)**

- Dave thanked all the volunteers who assisted in putting up fences at the bay beach.
- Dave reminded members that building plans should be submitted to the Board of Trustees FIRST, then the developer and lastly Toms River. Dave suggested this process start as soon as possible as demolition can not take place until building plans are approved by all three parties.
- All construction must end on or before Friday, June 18, 2010. Homeowners will be fined \$1,000.00 per day for any construction that continues after that date.
- The gas company will be repairing the “defective” patches they made in the street at no cost to the club.
- Repairs to the cracks in the roads will be done in October by blowing out the cracks and filling with a hot tar.

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

- Income for the badge booth was \$41,133.00. Made \$3809.00 profit on clothing sales which equates to \$140.00 per home.
- So far, \$6,718.32 has been spent in legal fees on zoning for the badge booth.

### **Ocean Beach: (Reported by Gary Horvath)**

- Gary thanked Craig Miller and the entire lifeguard staff for doing a great job summer of 2009.
- Gary also thanked the community and all the volunteers that showed up to help on September 6<sup>th</sup> and for everyone who helped to make the 2009 summer season a success.
- Fences were erected in time for the storm.
- Gary asked if anyone had suggestions to improve the beach to submit their suggestions to our web-site at [www.obsci.com](http://www.obsci.com).
- Future hiring and try-outs for the lifeguards for 2010 will be posted on our web-site as well.

### **Social Committee: (Reported by Debra Valenti)**

- Debra thanked everyone who helped her during the 2009 season.
- Movie night was a success as was the summer concert series on the bay and beach.
- Debra thanked Bonnie Brown for her yoga classes that took place on Monday mornings.
- Debra mentioned that the summer picnic was very well attended this year and thanked everyone who volunteered to make it such a success.
- Debra reminded the members that volunteers are always needed to make our events successful so if anyone is interested in helping in any way, please contact her.
- Debra advised the members that the best and easiest way for the Board to keep members informed is through e-mail and asked that the members provide CURRENT e-mail address to the Board as she has been receiving a lot of bounce-backs for bad e-mail addresses.
- Debra thanked Dave Finter for storing things at his home and for his help all season.
- Debra reminded the members that their suggestions for the social committee are welcome and asked that they be e-mailed to [www.obsci.com](http://www.obsci.com).

### **OLD BUSINESS;**

John Tsaptsinos of 261 Bay Beach Way, requested that the height restriction on the homes located on Bay Beach Way be increased to accommodate the new FEMA regulations. After a demonstration on the chalkboard by Frank Michenfelder of 240 Bay Beach Way, to clarify the difference between flood zone and grade, a motion was made by Tom Pospisil of 14 E. Channel, to change the By-Laws and raise the height restriction of the homes located on Bay Beach Way to be 24 ft.

from the flood zone as stipulated by FEMA. This motion was second by Frank Michenfelder of 240 Bay Beach Way, and unanimously accepted by the members.

**Questions regarding zoning of the badge booth:**

**Question:** A member asked who was opposing the badge booth.

**Answer:** A beach member.

Candice Hoffman of 3036 Ocean Road, stood up, introduced herself as the person opposing the zoning of the badge booth and stated her objections.

**Question:** Mr. Parrett of 3000 Ocean Road asked if the badge booth pre-dated Ms. Hoffman's ownership of the property.

**Answer:** The badge booth dates back to 1953.

**Question:** Linda Higgins of 106 West Bay Way asked if the badge booth could be re-located to the north end of Ocean Road to give easy access and egress to the main walkway.

**Answer:** We will have to look in to the logistics.

**Question:** Tom Pospisil asked if we had an alternative area in which to relocate the badge booth should we lose our variance.

**Answer:** Alternate areas are being looked in to.

**NEW BUSINESS:**

**Questions were asked concerning the new budget:**

**Question:** Charlie Remishofski of 19 E. Channel Way asked why we have so much money for an emergency fund. He feels that the membership should vote on how much money we should keep in that fund, further suggesting that the membership get a credit towards their annual dues.

**Answer:** A certain amount of that money is working capital. Secondly, you can't know what disasters are going to strike. Instead of waiting for insurance companies to pay for damages, it is good business to keep money in an account to cover any unforeseen emergencies.

**Question:** Charlie Remishofski of 19 E. Channel Way, asked if the lifeguards were being paid for lunch as he objects to that.

**Answer:** Guards who work an eight hour day will be paid for an eight hour day. Any lifeguard that does not work a full eight hour day will not be paid for lunch.

**Question:** Catherine Sutter of 15 E. Spray Way wants an accounting of where our money goes.

**Answer:** It was explained that our books are given to an independent, outside auditing agency in accordance of our By-Laws. Our accountant has been satisfied with the accounting.

**Question:** Phil DiVuolo asked why dues were increased during a recession.

**Answer:** Unfortunately the cost of living, insurance and salaries increased.

**Question:** Russ Maggio read his letter to the membership asking if the people that reside on Bay Beach Way should remain members of our club and questioned whether or not they should they serve on our Board of Trustees now that they are part of Lavallette.

**Answer:** To date, Bay Beach Way continues to pay their property taxes to Toms River. If and when Bay Beach Way becomes part of Lavallette, the homeowners will continue to be members of Ocean Beach Surf Club, will continue paying their club dues and will be eligible and have the right to serve on the Board of Trustees as members in good standing.

**Question:** Phil DiVuolo of 221 Bay Beach Way asked if the fence around the dunes were going to be repaired.

**Answer:** We are obligated to maintain the front of the dune system (east side) and between the walkways to keep them safe. What happens with the fence on the west side is under discussion. We have to wait for instruction from the DEP and the NJ State Association for the beaches to give us the go ahead allowing any other maintenance to the fences.

Kenny Hoffman of 3036 Ocean Road, volunteered to find replacement board that will match the fencing that we currently have and hopes we can move it along as the condition of the fence will only get worse.

**Answer:** We have to wait for the DEP and state to make a ruling before we can do anything.

**Question:** Linda Higgins of 106 W. Beach Way, asked if an announcement for people to use the bike racks be made during the season and to also have the walkways swept as they get slippery when full of sand.

**Answer:** Badge checkers are to be sweeping throughout the day and moving the bicycles.

**Question:** Jill Valenti, 263 Bay Beach Way asked to have the lifeguards wear orange or red bathing suites so they are more identifiable on the beach.

**Answer:** The lifeguards will be wearing different colored suits next season.

**Question:** Lorraine Blaire of 30 East Barnegat Way, asked about using the house with the double lot that is for sale located on Rt. 35 as a club house.

**Answer:** Trustees will look in to it.

**Ballot:** President, Bob Blair confirmed that all members received their ballots to vote for the election of the Board of Trustee for the term of January 1, 2010 to December 31, 2010.

**The following members were elected to serve on the Ocean Beach Surf Club-Unit One, Board of Trustees, for the two year term of January 1, 2010 to December 31, 2011.**

1. Lee Andrews
2. John Anicito
3. Bob Blair
4. Dave Finter
5. Greg Gere
6. Lynda Schmidt

With no further business to discuss, Agnes Walter made a motion to adjourn the meeting at 8:40pm and Lorraine Blair seconded the motion.

Respectfully recorded,

Lynda Schmidt  
Recording Secretary