

**Unapproved
Minutes of the General Meeting of the
Ocean Beach Surf Club - Unit One**

October 26, 2013

President Bob Blair called the meeting to order @ 4:00 pm at the Union Church, corner of Grand Central Avenue and Philadelphia Avenue, Lavallette, NJ.

Present: President Bob Blair, Vice President Lynda Schmidt, Treasurer Jim Pendergast, Recording Secretary Jeff Mucha, Dave Finter, John Tedesco, Ellen Downs, Jeff Conger, Claire Sadankas and Greg Gere,

Absent: John Anicito

President Bob Blair opened the meeting with the Pledge of Allegiance and a moment of silence for U.S. soldiers and deceased members of the association.

President Bob Blair introduced each of the Board Members.

Notice of the Meeting: Claire Sadankas confirmed that all members had been notified of this general meeting on October 26, 2013. The Board of Trustees mailed to the members of OBSC1 and posted to our website a notice of this general meeting, 30 days in advance, in accordance with our By-laws.

Quorum: President Bob Blair informed the membership that the necessary quorum of 25 or more members is present to continue the meeting in accordance with our By-laws.

Minutes of the General Meeting: Having received a copy of the Minutes of the May 25, 2013 general meeting, via our website and mailing, as well as at this general meeting, Bob Blair asked if there were any corrections to the minutes. Hearing none, the minutes of May 25, 2013 were approved by the members on a motion made by Walter Endler, seconded by Ken Hoffman and voted unanimously by the members.

OFFICERS AND COMMITTEE REPORTS:

Vice President's Report: (Reported by Lynda Schmidt)

Vice President Lynda Schmidt introduced 5 new members: Phil Sheehan - 13 E. Spray Way, Joe & Diane Zeoli - 104 W. Spray Way, Joe Sanperi - 105 W. Spray, the Kennedy family - 33 E. Shore Way, and Donald & Allison Beshada - 3030 Ocean Road (2nd property owned)

Treasurer's Report: (Reported by Jim Pendergast)

As of September 30, 2013, there is \$11,052.31 in the checking account, \$95,774.68 in the Capital One Money Market account and \$47,862.12 in the TD Bank Money Market account for a total of \$154,689.11.

Jim noted that in all, the club incurred approximately \$50,000 in cleanup and maintenance costs related to Superstorm Sandy.

Jim stated that he will need to transfer \$20,000 to the Capital One money market account for the annual insurance premium due December 7, 2013. Walter Endler made a motion to transfer the funds and seconded by Lorraine Blair and approved unanimously by the membership.

A motion to accept the Treasurers Report was made by Lorraine Blair and seconded by Cheryl Mucha and approved unanimously by the members of Ocean Beach Surf Club Unit 1

Buildings and Grounds Report: (Reported by Dave Finter)

To date, 20 applications for new construction and demolition work have been submitted. The applications and plans are forwarded to the club's engineer for review. After his review, the engineer prepares his report and makes comments on the application as he sees fit. So far, the process has been working well.

Dave stated that once construction is done (probably in 3 years), the club will need to repave our roads. The cost is estimated at this time to be in the range of \$20,000/road. In order to lessen the need of a special assessment, the trustees would like to build up the balance in our treasury to fund this undertaking.

Dave also informed the membership that the club will waive the construction deadlines for the summer of 2014 and the allowable construction schedule will be the same as it was for the summer of 2013.

Roxanne DiVuolo (221 Bay Beach Way) stated that they were charged \$300 for the construction permit in August and the information for the fee was not available until September. She asked if the \$300 fee is charged for new construction. Dave responded that it is for new/heavy construction, not for renovations. Mrs. DiVuolo stated that the fee is capitalizing on the misfortunes of the homeowners who suffered damage from the storm. Phil DiVuolo stated that Toms River deemed their home to be 51% damaged and it was not their choice to knock the house down.

Ben Giaquinto (31 E Beach Way) asked if the club requires a bond to be posted to cover road damage. Jim Pendergast responded that the club has no way of knowing what contractor is the cause of the road damage, since there is so much construction planned.

Roxanne then asked if she will be assessed any amount over the \$300 for road damage. Dave responded that if the club does not have the funds available to cover the costs, there will be a special assessment to all club members to pay for the work.

Nick Stevens (3066 Ocean Road) stated that it should be the responsibility of the contractor if the road is damaged.

Jean Dzurillay (110 W Bay Way) asked what the red tags that have been placed on homes represents. Dave responded that the town has deemed these properties unfit for human habitation. The owners cannot move back in without receiving the necessary permits. It was also asked what happens if the owners "just walk away"? Toms River will go after the owners and knock down the structures. Dave also stated that if no work is started by December, the club will proceed with legal action against the homeowners. We cannot compromise the neighborhood.

Ken Hoffman (3036 Ocean Road) asked Dave how many homes in the association had major structural damage. None replied Dave.

Dave also reiterated that he is available to answer any construction related questions and members should call him.

Badge Income: (Reported by Jim Pendergast on behalf of Ellen Downes)

Badge income for 2013 was \$28,210, down from the 2012 season.

Ocean Beach Report: (Reported by John Tedesco)

John introduced Bernie O'Brien (Head Lifeguard). Bernie stated that 3 lifeguard from the 2012 season did not return for 2013. Two lifeguards joined the squad later in the season due to summer sessions at school. The lifeguard test was held in the ocean and all of our lifeguards passed. All lifeguards were certified by the Toms River Health Department. During the summer season, the lifeguards performed 8 rescues and assisted in searching for 2 lost children (not from OB1). There were 4 red flag days and 3 days of rain. There were no beach emergencies this season. The squad competed in the annual lifeguard tournament and placed third. OB1 has a mix of male and female lifeguards, whereas other beaches are all males. In addition, some of the other beaches have a competitive lifeguard team. Our lifeguards were on duty the day of the tournament and then competed. Bernie thanked the club members for their support during the season.

A member asked why was there only one lifeguard stand staffed on several weekends during the season? Bob Blair asked that if there is a situation next year, it be brought to the trustees' attention and we will contact Bernie. Bob also asked Bernie to make sure this is rectified for 2014 season.

Bob also asked the members if they knew of anyone who would like to be a lifeguard next season to please contact the club. A member asked what the salary for a lifeguard is. It depends on the level of experience the individual has, with a range from \$9.50 - \$15 for entry level, 1st, 2nd, 3rd and senior level lifeguard. There is no additional pay if the lifeguard has an EMT certification.

John had no other comments.

Sgt at Arms Report: (Reported by John Anicito - absent)

Nothing to report per Bob

Bay Beach Report: (Reported by Jeff Conger)

This was a good year at the bay beach. 13 volunteers helped clean up the beach. A contractor was hired to do the deep cleaning. Dave Finter assisted in repairing the jungle gym equipment and in putting up the storm fence.

Lagoon Report: (Reported by Greg Gere)

We were down on slip fees for the season - 18 out of 43 were filled. Greg anticipates more rentals next year as more homeowners come back to the shore. Eight members assisted him in cleaning up to

close the year. There were several non OBSC1 slip renters who also helped in the cleanup. The water at the lagoon was turned off today. If anyone is interested in renting a slip for 2014, please contact Greg.

Old Business:

None

New Business:

Corresponding Secretary Claire Sadankas asked if Ellen Tomecko (18 E. Shore Way) was present - she was not.

Treasurer Jim Pendregast presented the 2014 budget and the floor was opened to comments from the members:

Candy Hoffman (3036 Ocean Road) stated that there is no allocation for security in the budget. Is this correct? Yes - the trustees are trying to keep the dues increase to a minimum. Bob Blair spoke to the Toms River police chief and there will be more police patrols in 2014.

Candy Hoffman also asked about the badge income of \$28,210 as reported in the YTD Profit & Loss Statement @ 9/30/13 - is this gross or net? This is the gross income, as the badge salaries of \$16,815 and badge maintenance and supplies of 3,698 are separately disclosed in the Expense section of the P&L Statement.

Joann Thomas (14 E. Surf Way) asked for clarity on the net profit of the clothing sales. There were sales of \$6,896 and costs of \$7,743 for a net loss to date of \$757.

Ken Hoffman (3036 Ocean Road) asked if the trustees will revisit the security situation again for the 2015 budget if there is a change in income for 2014. Yes - this will be revisited again.

Jean Dzurillay (110 W. Bay Way) commented that there were several loud parties in her neighborhood the past summer and security never responded. Bob Blair recommended calling Toms River Police if there is a problem.

Linda Higgins (106 W. Beach Way) asked about the decrease in the social allotment. Movies on the beach were cut back to once a week and no Band on the Beach is scheduled for 2014.

Laura Leonard (19 E. Shore Way) asked what is included in the \$11,340 social allotment. The Labor Day picnic is the major expense, along with 1 movie night per week..

Amy Stevens (3066 Ocean Road) stated that the movie night is an important event that brings the renters to OB1 and we should try to keep it.

Jim Pendregast reiterated that we are trying to keep the dues increase to a minimum and if the income for the 2014 season is better than forecast, the trustees will look to reinstate programs/events that were cut from the budget.

Mr. Gibson (105 W. Spray Way) stated that he had sampled Blue Fountain Catering and the food was good and affordable. Ellen Downes will look into getting a quote from them for 2014's picnic.

Mr. Gibson also asked about the possibility of starting a neighborhood watch. He stated that he would volunteer for this activity. Ben & Pat Giaquinto (31 E. Beach Way) suggested that the club contact Toms River Police Department about helping start a neighborhood watch. Walter Endler (13 E. Surf Way) stated that if we decided to start a neighborhood watch program, Toms River Police Department would schedule a meeting with the club and would post signs on our streets about the neighborhood watch.

Bob Blair asked if there were any volunteers for this undertaking. The following members stated that they would be interested in becoming neighborhood watch volunteers:

Joann Thomas - 14 E. Surf Way
Jack Montefusco - 104 W. Channel Way
Lorraine Blair - 30 E. Barnegat Way
Mike Reynolds - 106 W. Spray Way
Jean Dzurillay - 110 W. BayWay
John Gibson - 105 W. Spray Way
Lois Castronuovo - 107 W. Shore Way
Kathy Conger - 107 W. Beach Way
Linda Higgins - 106 W. Beach Way
Kathy Conger - 100 W. Beach Way
Walter Endler - 13 E. Surf Way
Scott Flynn - 116 W. Bay Way

Motion was made by Jack Montefusco to accept the budget and seconded by Linda Higgins. Motion was passed by the membership.

The next order of business was the election of trustees for the 2014-2015 term. Ballots were handed out and the results were as follows:

Greg Gere - 51 votes, Jeff Conger - 47 votes, Jeff Mucha - 46 votes, Bob Blair - 43 votes, Dave Finter - 43 votes, John Anicito - 36 votes and Tom Pospisil - 34 votes. All current trustees retain their seats on the board.

Bob Blair next brought up the on-going matter of the dunes. Toms River submitted a declaration of taking. Our lawyer, Paul Leodori has suggested that the club does not sign anything at this time. Toms River will have to get a valuation done on the property they want to attach the easement to and make a bonafide offer to the club.

Various members voiced their opinions on the matter - if we give Toms River a small strip of our beach, what is to stop them from putting a port-a-john on the beach? There is a side easement that does not allow port-a-johns on the beach. Roxane DiVuolo (221 Bay Beach Way) asked if the trustees were waiting for the Harvey Cedars case to be settled before we act. No - the board is following the advice of our legal counsel.

Joe Zipp (20 E. Shore Way) asked if we are in compliance with the dunes. No, not with the new requirements.

Candy Hoffman (3036 Ocean Road) stated that it is her understanding that her property is 20.13 ft. and Army Corps of Engineers (ACE) requires a 22 ft. barrier along NJ coast. The Department of Environmental Protection (DEP) wants to connect the high dunes in Lavallette to the high dunes in Rutherford Beach. If we meet the height requirement, why must the window box dune be replaced with an 18 ft. dune? Bob Blair stated that he has asked various Toms River officials and has never gotten a straight answer.

Walter Endler (13 E. Surf Way) stated that what happened in Mantoloking was the worst case scenario. The ACE wants to make 1 straight long dune x feet above sea level.

Joe Zipp (20 E. Shore Way) suggested that we do not make any changes/take any action until we hear back from our lawyer.

Nick Stevens (3066 Ocean Road) wanted to remind the membership that the grade of the dunes is from sea level.

John Vernaleken (26 E. Surf Way) stated that the dunes are a federally funded project and the height, width, length and depth are all determined by what the ACE determines is acceptable. Eileen Vernaleken stated that she has seen an artists' rendering of what the dunes will look like and it is absolutely beautiful.

Kim Mercuri (3016 Ocean Road) stated that she heard that the ACE will put in only 1 access entrance to the beach.

Dave Finter suggested that anyone who wants to see what Lavallette's conceptual dunes will look like should go to lavallette.org and check it out.

With no further new business to discuss, a motion was made by Walter Endler to adjourn the meeting and was seconded by Linda Higgins. The meeting was adjourned at 5:28 pm.

Respectfully submitted

Jeff Mucha
Recording Secretary