

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

May 30, 2015

President Bob Blair called the meeting to order @ 7:00 pm at the Union Church, corner of Grand Central Avenue and Philadelphia Avenue, Lavallette, NJ.

Present: President Bob Blair, Vice President Tom Pospisil, Treasurer Jim Pendergast, Recording Secretary Jeff Mucha, John Tedesco, Ellen Downes, Jeff Conger, Claire Sadankas, Greg Gere, Renee Severs and Mark Ragan

Absent: none

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: Bob Blair confirmed that all members had been notified of this general meeting on May 30, 2015. The Board of Trustees mailed to the members of OBSC1 and posted to our website a notice of this general meeting 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 October 25, 2014 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 October 25, 2014 were approved by the members on a motion made by Cheryl Mucha - 29 East Barnegat Way, seconded by Kathy Conger - 219 Bay Beach Way, and voted unanimously by the members.

OFFICERS AND COMMITTEE REPORTS:

Vice President's Report: (Reported by Tom Pospisil)

Vice President Tom Pospisil stated that there were 12 new members. As they were announced, Bob Blair asked if any of the new members were present to please stand up.

- a) 113 West Barnegat Way - John Herring
- b) 107 West Beach Way – George & Carol Wolkiewicz
- c) 216 Bay Beach Way – Davis & Kristin Frank
- d) 114 West Barnegat Way – Hollingsworth Holdings
- e) 23 East Barnegat Way – Christopher Milowic

- f) 226 Bay Beach Way – Sean & Pam Burns
- g) 17 East Shore Drive – Susan Cody
- h) 23 East Beach Way – Emily Smith
- i) 35 East Beach Way – Lawrence & Margaret DeMaio
- j) 27 East Channel Way – Michael & Margaret Paulmbo
- k) 110 West Bay Way – Karen & Gavin Smith
- l) 15 East Surf Way - Ed & Lucreta Hogan

Tom had nothing else to report.

Treasurer's Report: (Reported by Jim Pendergast)

As of April 30, 2015, there is \$75,195.82 in the checking account, \$96,229.97 in the Capital One Money Market account and \$ 36,827.13 in the TD Bank Money Market account for a total of \$208,252.92. A motion to accept the Treasurer's Report was made by Veronica Kadash - 109 West Spray Way and seconded by Bob Zachok – 31 East Barnegat Way and approved unanimously by the members.

Jim stated that as of today, there are approximately 10-15 members who haven't paid their 2015 dues, and the club will begin to take the necessary action to collect the dues.

Sergeant-At-Arms Report: (Reported by Renee Severs)

Renee stated that we have a security firm in place to handle the general security issues. If there is an emergency, the first call should be to Toms River. For parking, noise and similar matters, residents should call the security firm. The contact phone number will be posted on the club's website this coming Monday.

Lagoon Report: (Reported by Greg Gere)

Greg reported that there are still some small and medium slips available for rental this season. If anyone wants to rent slips, they should contact him for more information. Greg also stated that the water at the lagoon is on. Lastly, Greg wanted to inform the members in attendance of the passing of Wendt Einfinger earlier this year.

Bay Beach Report: (Reported by Jeff Conger)

Jeff reported that the Bay Beach has been cleaned up and the buoy system will be in place shortly.

Corresponding Secretary's Report: (Reported by Claire Sadankas)

Claire stated that a current copy of the Club's Rules & Regulations is on our website, and members should review and become familiar with the document. In the past, there used to be a "guest application" which was to be completed by any homeowner who rents their property in the summer

and winter. The form was used for emergency purposes so the trustees know who is in the area. This form was not used for any income tax purposes and information was not disclosed to the IRS. We ask that all renting homeowners complete this form and forward to either the Club's post office box or any trustee. If a member is renting their property, the filling out and submission of this form will guarantee that the renters have the appropriate beach badges for use.

Walter Endler – 13 East Surf Way, asked if this needs to be filled out for the weeks that the homeowner will be using their property. Ellen Downes stated no, the form only needs to be completed and submitted when the property is rented.

Claire reminded the membership that there is a fine and badges are confiscated if a homeowner gives their membership badges to a renter. Also, the Club Rules should be posted in all rental properties. We currently have paper copies available at the back table, and better copies will be available at the Badge Booth and on our website in the not-to- distant future.

Claire also presented the pet/dog issue. There is currently an extreme issue with pets. Renters are not allowed to bring their pets with them when renting in OB1. Homeowners are allowed to have pets. If a renter has a pet, the homeowner of the rented property is responsible for the renters' actions and will be fined \$100/day for every day that the pet remains on the property. Homeowners are asked to please curb your pet on your own property or walk them along Rt 35. This is a serious health issue, and the trustees want to stress the importance of following the Club rules. Mr. & Mrs. Stec – 24 East Barnegat Way, asked that people please think and don't throw the waste down the storm drains. Ed Horgan – 15 East Surf Way, asked if the Club does not want pets on the street. Bob Blair responded that both OB2 and OB3 have banned walking of pets on club streets, but we don't want to have to go this route. We would just like members to be mindful and clean up after their pets. A member asked if we were sure it was not a Canadian geese issue. Claire stated that she hasn't seen any geese, and the numerous complaints that she has received are related to dogs.

Ocean Beach Report: (Reported by John Tedesco)

John reported that the beach is just about ready to open and the new lifeboat will be delivered shortly. We have encountered some detours with the security lights on the beach and hope to have the issues ironed out.

Buildings and Grounds Report: (Reported by Mark Ragan)

Mark reported that applications for 2 new homes were received and are being reviewed. The fence on Bay Beach Way that was damaged by Superstorm Sandy is set to be replaced.

Badge Report: (Reported by Ellen Downes)

Ellen had nothing to report.

Old Business:

None

New Business:

Bob Miller – 17 East Beach Way, asked if there was any information on roads being torn up by the utility company. Bob Blair stated that only the 2 roads that needed to be ripped up for current work were ripped up, and the rest of the work will be started after Labor Day.

Linda Sacco – 20 East Surf Way, asked if the ripped up roads will be patched or repaved. Bob stated that he has been informed that the damaged roads will be repaved.

Walter Endler – 13 East Surf Way, asked if there was any known reason why NJ American Water decided that new meter pits needed to be installed. The workers undermined his house/foundation. Bob stated that he would contact NJ American Water.

Bob Blair opened the discussion on the proposed By-Law change, which, in summary, allows the club's lawyer to make the buyer pay off the lien amount at time of closing on the property. Sue Stec – 24 East Barnegat Way, wanted the club to be aware that we must follow the stature of the law when proceeding with this matter. Bob Blair called for a vote on the proposed By-Law change. All members were in favor and the motion passed.

Candyce Hoffman – 3036 Ocean Road, asked for an update on the dunes, and did we sign any easement? Bob Blair stated that he has not received any correspondence from Toms River. Our beach was appraised in the fall of 2014 and we were told that we would get a report in a few months. As of today, we have not gotten anything. Veronica Kadash – 109 West Spray Way, asked why we didn't sign the easement. Bob responded that our lawyer advised us against signing, and just recently the NJ Supreme Court ruled that the beach owners must be compensated for the easement.

Cheryl Mucha – 29 East Barnegat Way, wanted to thank the trustees for all their hard work and countless hours of service that are required in order for everyone to have such an enjoyable time at OB1. She stated that she has a first hand look at what goes on behind the scenes and the Board deserves a big round of applause.

With no other new business to discuss, a motion was made by Cheryl Mucha to adjourn the meeting and was seconded by Joe Zipp – 22 East Shore Way. The meeting was adjourned at 7:30 pm.

Respectfully submitted

Jeff Mucha
Recording Secretary