

APPROVED

**Minutes of the General Meeting of the
Ocean Beach Surf Club – Unit One
May 19, 2001**

The following meeting minutes were approved by the OBSC1 membership at the May 19, 2001 General Membership Meeting.

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Minutes of the Ocean Beach Surf Club  
General Membership Meeting  
May 19, 2001

The general membership meeting was called to order by President, Maryellen Lavin at the Union Church Hall in Lavallette at 7:02 p.m. A moment of silence was observed for the deceased members of the association, followed by the Pledge of Allegiance.

President, Maryellen Lavin, introduced the members of the Board of Trustees.

Trustees Present: Maryellen Lavin, President

Robert Blair, Vice President

James Pendergast, Treasurer

Deborah Acker, Recording Secretary

Lois Castronuovo, Corresponding Secretary

Walter Poludin, Sergeant at Arms

Nick Stevens, Badges

Greg Gere, Lagoon

Joe Zipp, Ocean Beach

Frank Warner, Building and Grounds

Trustee Absent: Lance Schley, Bay Beach

Vice President

Bob Blair welcomed the new members of the club. There are eight (8) new members this year.

Recording Secretary

Deborah Acker, recording secretary, read the minutes of the September 23, 2000 meeting. Upon motion from Lorainne Blair, seconded by Linda Higgins, the minutes were unanimously approved.

Treasurer's Report

Treasurer's report was given by James Pendergast (copy attached). Jim stated that there are 22 members who have dues outstanding for this year and one member who has not paid dues from last year. Fines will be levied for those who are late beginning tomorrow. A motion to accept this report was made by Joanne Nimy of 118 W. Barnegat Way, seconded by Henry Sutter, 15 E. Spray Way. The members unanimously approved.

\$80,170.81 Checking Account

24,884.90 Money Market (new)

0 Certificate—Lagoon

5,723.69 Certificate

10,000.00 Bond

\$120,779.40 Total Cash

#### Lagoon

Greg Gere reported that the bulkhead is finished. He reported that he has pictures of the work in progress if anyone would like to see them after the meeting. Thanks were expressed to Dave Finter, Jim Higgins, Pete Schreur, and Pat Gere for help in digging posts and work on lines and a special thanks to Steve Sinoradzki for his son and friends who dug 15 to 18 inch ditch by 200 feet long.

There is only one small slip available for rent, slip #1. Charles Remishofski of 19 E. Channel Way asked how many renters are non-members. Greg stated four or five.

#### Ocean and Bay Beach

Joe Zipp reported that the beach has been plowed down. We are still short two guards and Joe asked the membership to refer anyone certified to him. Joe stated that he considers the shortage to be due to low pay. Joe has compared our pay scale with other units and we are close to the other Ocean Beach Units. Elsbeth Rapolla of 34 E. Beach Way asked why we don't pay them more and Joe stated that he plans to do so. Steve Kiraly of 22 E. Surf Way mentioned the lifeguards at Seaside Heights being terminated if they do not pass ability tests. He was told that the test was too hard and suggested that perhaps we could hire them. Joe stated that he would be concerned about doing this since we want high quality guards working our beach also. The guard salaries will need to be raised to approximately \$11 per hour to get good guards and be competitive with other beaches.

Anna P. of 23 E. Surf asked what we pay the badge checkers. Nick stated that he starts the scale at \$6 per hour. She expressed concern because she thought that the badge checkers were paid more than the lifeguards. Nick stated that this is not the case.

Joe also stated that he needs volunteers next week to help set the boardwalk. Gary Horvath of 17 E. Surf Way volunteered. The time to meet was set for Saturday, May 26th, at 9:00a, at the ocean to set up. Joe asked as many people as possible to come out to help.

Lorraine Blair asked whether there will be new benches. Joe stated yes.

#### Buildings and Grounds

Frank Warner reported that all unfinished property improvements will need to be completed by June 22nd. Emergency repairs may be completed during the season with the approval of the board.

The emergency response team in our area has asked that all residents place four (4) inch numbers on houses in order for them to locate the site of the emergency. Frank is also looking into replacing the signs that designate the community as Ocean Beach Unit 1 to make them more readable.

South Jersey Weed Control will be taking care of weeds on club property along the highway. They are willing to provide this service for private properties as well. If you are interested, call 800-866-9333. Carol Simone, 25 E. Surf Way, stated that she objects to chemicals and asked what they are using. Frank stated that it has been regulated by the state and they are highly controlled. Maryellen stated that she has knowledge of how safe these are based on her job of making herbicides. She stated that the EPA tightly regulates this type of spraying

Frank stated that approximately 70 letters have been sent out about unkempt properties. Pages 4, 15, & 29 of the regulations provide further information for those who may have questions.

Frank's azaleas were killed with weed killer, possibly as retaliation by someone who was unhappy about their letter. Legal action will be taken if the offender is identified.

Gary Horvath of 17 E. Surf Way stated that someone put mothballs on Highway 35 to prevent

dogs from using the bathroom in that area. Several members were upset about this possibly harming the dogs. Maryellen stated that the person who is taking this action should cease. Pat Wright, 28 E. Channel, asked about whether the names of the streets will be painted on the streets. Maryellen stated that Lance has agreed to do it using stencils since the price that we got from an outside agent was too high.

#### Sergeant at Arms

Walter Poludin talked about the use of First Response for security again this year. He stated that he plans to ride with the company for the first two weeks to ensure that they are operating properly. There will be a new security team with First Response this year, as well as a bicycle detail. Their vehicle will be parked overnight on club property. Hours will be extended this year to ensure thorough coverage.

Mike Grzeszezak, 16 E. Shore, asked whether the security company will watch for motorcycles. Maryellen stated that the company will follow up on this rule which states that motorcycles are allowed in the unit, but must be walked in and out of the unit. They are not supposed to be driven on the club roads.

Maryellen reported that the security officer will have a list of the top 15 or so rules that they must enforce.

A member asked whether there is a phone number that the members could get to contact the company. Walter stated that all of the trustees will have the number; so the members should get in touch with a trustee to report any problems.

#### Badges

Nick Stevens reported that badge fees have been raised to conform to the other units' fees. We will emphasize cleanliness on the beach this year.

Allan Cruise, 14 E. Surf, asked why badge revenues have gone down steadily since 1998. Jim Pendergast stated that this is related to fewer houses being rented. More owners are buying houses for their own use.

Linda Higgins, 106 W. Beach Way, asked whether there will be more checkers based on where people enter the beach. This issue is being considered and a decision will be made on this issue.

Eveline Sadankas of 16 E. Barnegat Way reiterated that all three walkways will be open all week long. Nick stated that this is the plan at this time.

#### Correspondence

Lois Castronuovo, Corresponding Secretary, proceeded with review of letters that were received from members. (Copies of all letters are on file.)

John Montefusco, 104 W. Channel Way, was not present. Therefore, his letter was not read.

Kathy Conger, 107 W. Bay Way, sent a letter which was read regarding swimming lessons.

Maryellen stated that this idea was discussed and will be utilized if we can ensure that legal liability is considered. Also, the bay lifeguard will be giving basic instruction, not formal training. Rather than charging for the service, it was suggested by Maryellen that the lifeguard be tipped by the member involved. Allan Cruise, 14 E. Surf, suggested that we check with the attorney regarding liability and the board agreed to check with the club attorney.

A letter from Patricia Wright, 28 E. Channel Way, was read about sending out more correspondence to members to notify of work on beaches, etc and asking why the dues were raised this year. Maryellen stated that it is not the cost of the stamps, but rather the amount of time that it takes to prepare newsletters and stuff and mail the envelopes. Maryellen suggested that a sub-committee could be formed if members want to do this. It was explained by Maryellen that dues were raised due to the \$50 special assessment for the lagoon bulkhead. A letter with a

proposed budget was sent to all members and the actual assessment was lower than it was first projected.

Mrs. Wright then suggested that the proposed minutes be mailed to all members, as well as a one-line statement of explanation about any assessments. This idea could be utilized rather than reading the minutes at the beginning of the meeting. She suggested that we hire someone to stuff the envelopes, etc. Maryellen expressed concerns about meeting minutes being mailed out prior to formal approval via club vote.

A letter from Claudia Serecsko of 18 E. Surf Way was read which expressed concerns regarding a neighbor's use of charcoal grills and lighter fluid. She asked that grill information be included on the chart that is posted in rental houses. She also lodged complaints about the security service. An additional suggestion was made that we follow the Belmar Beach no-smoking policy.

Maryellen stated that it is in the rules and by-laws that only propane grills are allowed and this information is also included in their rental agreements. Maryellen stated that members should contact a trustee who can contact the security company. They can also contact the local fire department. Pat Fleischer, 16 E. Surf, suggested that owners buy propane grills for renters. Maryellen suggested that this would not be feasible, as it may not be appropriate to dictate such actions to all owners.

Frank Galloway, 104 W. Shore Way, stated that he had problems with someone last year related to a problem with a grill and they called the police on him, even though they were the ones using an inappropriate grill. Maryellen suggested that the security company be contacted to take care of problems.

Linda Nordike, 19 E. Shore Way, asked whether the rental agreement has any consequences for breaking the rules. Maryellen stated that we have no control over the renters, but we can follow-up with the property owners.

Walter Poludin, Sergeant at Arms, stated that badges could be taken away from violators.

However, we are doing the best that we can when informed of problems and will continue to do so.

Lisa DellaTerza, 12 E. Surf Way, asked whether members can call 9-1-1 if there is an emergency. Maryellen stated that members may call the police direct line number to assist with problems, but 9-1-1 should be called only in an actual emergency situation.

Mrs. Sutter, 15 E. Spray Way, asked about phone numbers for all of the members of the board. Maryellen stated that members of the board are easily accessible and could be contacted in person. Phone numbers are generally not given out, as the board is made up of volunteers with a reasonable expectation that they will be contacted only if necessary and not late at night by phone.

Sue Donnelly, 45 E. Bay Way, asked about getting numbers from trustees for her mother so that she could call. Her mother is elderly and could not come and find a trustee. Maryellen stated that her mother could call Maryellen directly.

Ms. Hoffman, 3036 Ocean Road, asked about the beach opening, when lifeguards will be there, and when the season ends. Lifeguards will be on the beaches starting June 23rd through Labor Day.

#### NEW BUSINESS

1. Bob Blair reported that our insurance company has informed us that we will not be covered for liability insurance when lifeguards are not on duty. Our agent will shop for other insurance and we will be posting signs about swimming at your own risk.

Gary Horvath, 17 E. Surf Way, asked what the swimming hours are. Joe stated that lifeguards are

on the beaches from 9a—5p.

Dan Mercury, 3016 Ocean Road, asked whether there had been any claims and whether the other beaches have had the problems with this issue. Dan stated that he would check with the other beaches and that we have not had any recent claims against our insurance.

Eric Simone, 25 E. Surf Way, asked whether all Jersey beaches have lifeguards. Maryellen stated that all private beaches do. He asked if we have the signs posted to swim at your own risk, could we eliminate lifeguards? He pointed out that we are exposed to risk before or after hours anyway. It was stated that posting signs alone does not ensure that we are not liable. Mike Grzeszek, 16 E. Shore, suggested that we post clear signs with swimming hours. Maryellen stated that this is the plan.

2. Maryellen raised the question about the basketball court that is located at the bottom of Bay Beach Way and whether the membership wants to continue to have it. Maryellen stated that she will identify the problem that has been raised and then 45 minutes will be allotted for discussion. Maryellen stated that there has been a complaint about the court. Therefore, we are bringing the court to a vote of the members after this discussion. She stated that the following items will be considered for voting:

Vote 1—Do we want the court? If not, no further vote is needed.

If we vote to keep the court, then vote 2 will be about the location.

Rich Carpenter, 264 Bay Beach Way, stated that he is speaking for his mother, Pat Carpenter, whose house the court is in front of. Mr. Carpenter stated that they are opposed to the court due to the following:

Safety (cars turning around in the circle);

Sand coming off the beach stays under the goal, creating problems;

Liability if people are injured or if cars are damaged by the basketballs;

Nuisance due to non-members using the court late hours;

Trash left by players;

Dover Township has a regulation against ball playing in streets.

Jim Pendergast, Treasurer, stated that this final issue was resolved because it is on a private street, making this a moot point.

Maryellen stated that we will have to indemnify houses against damage based on the court if it is kept. Also we would obtain insurance coverage in case there are injuries.

Jean Dzurillay, 110 W. Bay Way, asked how much the court is used. Maryellen stated that she does not think that it is heavily used, but she has not seen it often. An email was received from one member stating that her nieces and nephews use it often. When Maryellen offered to read it, a member stated that it would be hearsay since this member is not here. Therefore, the email was not read.

Connie Van Dyke, 242 Bay Beach Way, stated that her nephew was happy to see it, but he had been disappointed because people outside of the unit used it. A member asked how she knew that they were from out of the area and Ms. Van Dyke stated that he had asked and they told them. She also saw a couple drop their kids off from approximately 8p—11p. Maryellen stated that it was supposed to be shut down at 7:00 p.m. Maryellen also stated that, if the club decides to keep it, the court will be better monitored and physically shut down so that it will not be used after hours.

Jack Carpenter, 264 Bay Beach Way, also speaking on behalf of his mother, Pat Carpenter, stated that he wanted the members to picture having this basketball court in front of their house. He read the club statement regarding the purpose of the club.

Robert Blair, Vice President, called for a vote as to whether the members want the basketball net and court. Maryellen reassured the members that people would be protected and that the court would be shut down, if the members want it. The vote was then taken. Nine people voted in favor of keeping the court. The majority voted to eliminate of the court (approximately 61 opposed). The basketball court will be removed.

Charles Wilson, 211 Bay Beach Way, offered \$50 to the club to purchase the equipment.

3. Don Gibson, 105 W. Spray Way, stated that one of the contractors building on his street has a truck that is leaking oil. He asked whether this is the contractor's responsibility to take care of this problem. Mr. Misseli suggested that he call Dover Township Hazardous Waste removal to handle this situation. Mr. Gibson asked that a trustee handle this. Frank agreed to follow-up. Mr. Gibson stated that the company (Tosi) was responsible.

Eveline Sadankas, 16 E. Barnegat Way, asked whether the issue about the minutes being sent out to the members was settled. Deborah Acker, recording secretary, suggested that they be sent out clearly marked as "proposed minutes". Maryellen stated that the board will take this under advisement.

Dottie Rooks, 17 E. Barnegat, stated that she would recommend taking photos of the oil spills because it can be very costly and involved if the hazardous waste is involved. Mr. Gibson stated that all of the company trucks are leaking. The complainant agreed to take photos.

Frank Galloway, 104 W. Shore Way, stated that he took offense to the letter that was sent to him by the buildings and grounds committee. Maryellen stated that letters went out about sprucing up homes. If members have issues with the facts of the letters, they were asked to please speak reasonably and individually with the buildings and grounds coordinator.

phildivuoloBill, 26 E. Spray Way, had a question about the lifeguard uniforms and why they cost so much. Joe Zipp explained that each year we buy bathing suits, sweat pants and tops, and jackets for all seven lifeguards. The silk screening for identification is also placed on these items which leads to this cost of @ \$2000.

Caroline Wilson, 211 W. Bay Beach, asked whether it would save time and effort to give out minutes at the beginning of the meeting so that members could read them. Maryellen stated again that the board will take this under advisement.

Carol Forke, 210 Bay Beach Way, stated that she got a letter about cleaning up her stone area. She asked for clarification. Maryellen referred her to the building and grounds trustee after the meeting.

Adjournment

There being no further business, on motion of Grace Remishofski and second by Patricia Wright, the meeting was adjourned at 8:45 p.m. Refreshments were served.

Respectfully submitted,

Deborah K. Acker

Recording Secretary