

## **UNAPPROVED**

### **Minutes of the General Meeting of the Ocean Beach Surf Club – Unit One September 27, 2008**

**Sgt. of Arms Lee Andrews called the meeting to order at the Union Church, Lavallette, NJ at 7:04 PM**

**Present: President Bob Blair, Vice President Walter Poludin, Treasurer Jim Pendergast, Lee Andrews, Ellen Downes, Dave Finter, Greg Gere, Gary Horvath, John Tedesco and Debra Valenti.**

**Absent: Nancy Schmidt**

**Sgt. of Arms Lee Andrews opened the meeting with the Pledge of Allegiance and a moment of silence for U.S. Soldiers and deceased member's of the association.**

**President Bob Blair introduced each of the Board Members.**

**Notice of the Minutes: Debbie Valenti, Corresponding Secretary first confirmed that all members have been notified on August 21, 2008, 30 days in advance of the meeting in accordance with our By-Laws.**

**Quorum: Debbie Valenti, Corresponding Secretary informed the membership that the necessary quorum of 25 or more members is present to continue the meeting on 9/27/2008 in accordance with our By-Laws..**

**May 16, 2008 Minutes for the General Meeting: Ms. Valenti asked if there are any corrections to the minutes. On a motion made by Lorraine Blair and second by John Tspatenstino and Hearing none, the minutes of May 16, 2008 are approved as printed and distributed to the members.**

**Vice President's Introduction of New Members By V.P. Walter Poludin: No new members attended the meeting.**

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

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

- Ocean Beach Surf Club hired First Response Security for summer 2008 and reported that they did an excellent job.
- The fees for First Response service was within our budget and was extremely satisfied with the security that they provided.

#### **Bay Beach (Reported by Dave Finter):**

- Dave reported that the summer was a good one overall. Weekly clean-up provided by Toms River helped maintain the bay beach and kept it clean throughout the summer.
- Dave also asked for volunteers to help winterize and clean up the bay on Sunday, September 28, 2008 at 9:00 AM.

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

- Greg reported that all spaces had been rented during the 2008 summer season and that overall it was a very good season.
- Greg also announced that water at the lagoon would be turned off in late October or early November 2008.
- Greg thanked all volunteers that helped install the new walkways at the lagoon.

**Building and Grounds: (Reported by John Tedesco):**

- John reminded homeowners of the Building and Grounds protocol that all plans must first be submitted to Ocean Beach Surf Club – Unit One Board of Trustees then to the Developer and lastly to Toms River. John reinstated that plans must be submitted and approved in that order! Board 1st, Developer 2nd and Toms River last.
- All building plans must be submitted and approved by all three parties mentioned above before any demolishing can take place on homeowner's property.
- The Board of Trustees will require a mandatory sworn statement signed by both the homeowner and the homeowner's lawyer to be submitted to The Board of Trustees along with the homeowners building plans. This letter will state that the homeowner recognizes Ocean Beach Surf Club – Unit One's construction rules and regulations and will abide by these rules and regulations while building in Ocean Beach Surf Club – Unit One. The letter will also state that in the event that the homeowner is in violation of any of Ocean Beach Surf Club Unit-One's Construction Rules and Regulations including any building that continues after the blackout deadlines will result in a fine decided by the Board of Trustees that will be paid by the homeowner within 30 days of receipt of that fine.
- Lastly John announced that any damage done to Association common area (example: road, beaches, etc.) during the time of construction will be the responsibility of the homeowner to repair.

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

- Jim reported that badge sales were up considerably this year at \$40,000 for 2008 vs. \$31,000 in 2007.
- Jim also said that though the exact sales number generated from sales of clothes during summer 2008 was not yet available, it was Ellen's belief that those numbers would be comparable to 2007 clothing sales, if not slightly higher for 2008.

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

- Gary thanked Craig Miller and the entire Lifeguard staff for doing a fantastic job summer 2008.

- Gary also thanked the community and all volunteers for making this summer season at the beach a great one.
- Gary let members know that the board is always interested in hearing member's ideas to improve the beach and to please submit all suggestions to our website at [www.obsc1.com](http://www.obsc1.com).

**Treasurer's Report (Reported by Jim Pendergast):**

- Jim Reported that as of 8/31/08 Ocean Beach Surf Club Unit-One had an ending balance after expenses of \$44,761.20 in checking, \$86,351.33 in Capital One Money Market and \$104,192.35 in Commerce Money Market for a total of \$235,304.88 in cash and cash equivalents.

**Treasurer's Report as of 8/31/08 accepted:** On a motion made by Chris Magory and second by Diane Lanigan the Treasurer's Report as of August 31, 2008 was unanimously accepted by the members.

**New Business:**

**2009 Proposed Budget:** Jim Pendergast summarized the proposed budget for 2009.

- 1. Dues will be raised from \$375 per household in 2008 to \$400 per house in 2009.
  2. General expenses have gone up, including insurance, maintenance and salaries.
  3. Total Expenses will increase from \$200,786.00 in 2008 to \$215,212.00 in 2009.

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

**Question:** Phil DiVuolo, 221 Bay Beach Way: Asked why the Ocean Beach is being plowed during the winter and do this additional maintenance increase the annual cost of beach maintenance.

**Answer:** Because several bad storms occurred during the winter of 2007 /2008 it was necessary to do additional maintenance earlier than expected to keep the beach manageable and for preservation from beach erosion. As for cost it was necessary, due to causes beyond the Board's control.

**Question:** Pat Wright, 28 East Channel, Asked why is the budget for the Ocean Beach increasing from \$57,386.00 in 2008 to \$85,500.00 in 2009.

**Answer:** In order to maintain both the ocean and bay beach to a standard that reflects a clean, safe and friendly environment for Ocean Beach Surf Club's members and renters, it is necessary to obtain the services of maintenance crews to clean the beaches, good security during the summer months and more Lifeguards on duties with salaries that are competitive to neighboring beach associations and towns.

**On a motion made by Diane Lanigan and second by Lynda Schmidt the majority of members voted to approve the 2009 Budget.**

**Old Business:**

**Social Committee (Reported by Debbie Valenti):** Debbie Valenti reported that the social events went well summer 2008. Events included:

- Yoga by Bonnie Browne on Friday mornings at the ocean at 8:45 AM.
- Movie nights at the ocean and bay beach one or two nights a week.
- Band on the beach for 4th of July.
- Sunset concert on the bay.
- Boat safety course.
- Lifeguard Tournaments.
- Annual Picnic with Famous Dave's and DJ.
- Volley Ball on the Beach

Debbie thanked Bonnie Browne for offering her services for the yoga classes every week and thanked Danny Russo, DJ Walker and Cortney Benham for doing an excellent job as event staff.

Debbie asked that members please submit all new ideas for future events to our website [www.obsc1.com](http://www.obsc1.com)

**Annexation of Bay Beach Way to Lavallette:**

**Question:** Several members had questions concerning the possible annexation of Bay Beach Way' from Toms River Township to Lavallette, NJ and how it would affect Ocean Beach Surf Club – Unit One as an association as a whole and Bay Beach Way separately.

**Answer:** It will not affect the Association at all. Bay Beach Way homeowners will continue to be members of Ocean Beach Surf Club-Unit One, and the only difference will be that Bay Beach Way will pay taxes to Lavallette instead of Toms River Township.

**Question:** Ken Hoffman, 3036 Ocean Road: If the annexation takes place will Lavallette citizens be able to use our facilities if Bay Beach Way becomes a part of Lavallette?

**Answer:** No. Ocean Beach Surf Club-Unit-One is a private club and only members that pay dues and own homes in the boundaries set by the Deed Restrictions in 1948 and 1961 can be members.

**Question:** Linda Higgins, 106 West Beach Way: For safety purposes can one or two ladders be placed strategically in the lagoon in case someone falls in?

**Answer:** Greg Gere will look into the cost and installation of having at least one ladder put in the lagoon for safety in the spring of 2009.

**Special Thanks:** President Bob Blair thanked Roxanne DiVuolo and Debbie DeRosa for doing an excellent job organizing the Annual Labor Day Picnic.

**Ballot:** President Bob Blair confirmed that all members had received ballots to vote for the election for Board of Trustee Members for the term of January 1, 2009 to December 31, 2010.

**The following members were elected to serve on Ocean Beach Surf Club-Unit One Board of Trustees for the two year term of January 1, 2009 to December 31, 2010:**

1. **Ellen Downes**
2. **Gary Horvath**
3. **Jim Pendergast**
4. **Walter Poludin**
5. **John Tedesco**
6. **Debra Valenti**

**With no further business to discuss Ken Hoffman made a motion to adjourn this meeting at 8:20 PM and Elisabeth Rapolla seconds that motion.**

Respectfully recorded,

Debra S. Valenti  
Corresponding Secretary