

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

October 25, 2014

At 7:01pm, President Bob Blair introduced the club's legal counsel, Paul Leodori, Esq. to the general membership. Bob explained that Mr. Leodori was in attendance to update the membership on the status of several issues that he is handling on the club's behalf. Bob stated that the order of the meeting would be adjusted in order to allow Mr. Leodori to address the members first. We would then proceed with the regular order of the meeting.

Mr. Leodori discussed with the membership the status of the following:

- 1) Street Easement issue - The NJ DOT had requested 2 easements for road work related to the sewer work on Rt 35 South. The club had negotiated 2 separate agreements with the DOT -one for approximately 6,800 and another for approximately \$89,000. The DOT has forwarded Mr. Leodori the \$6,800 check, but has determined that they had already been granted an easement in 1953 for the larger amount. The DOT produced documentation in which OBSC purportedly deeded the property on West Bay Way to the DOT for \$1. The DOT produced a copy of the Deed Book regarding this prior agreement. The trustees are currently going thru available club records to determine if this was an actual easement. Bob asked the members in attendance if anyone had any knowledge of this or recognized the names of the trustees signing the 1953 document - Edward T. Stolze, President or Alice B. Nagel, Secretary. Paul stated that the trustees have asked him to respond to the DOT and try to negotiate a new deal, stating that it appears that this original agreement was incorrect.
- 2) Dune Easement issue - He sent a detailed letter to Toms River asking exactly what they will and will not do once dunes are in place. The ACE stated that they will give us an extension of the current beach, but we would like clarification on what will be done when the next storm washes away our beach. As of today, Toms River has not responded to his correspondence. Toms River must hear back from the ACE & the DEP.
- 3) Mr. Leodori then opened the floor for questions:
  - a) Candy Hoffman (3036 Ocean Road) stated that she was concerned about the build up of sand on the house side of the dunes. Will the homeowners be able to clear the sand out? Also, did the ACE say how they were going to build dune? Mr. Leodori stated that this must be discussed with Toms River.
  - b) Walter Egan (13 East Surf Way) stated that when the current dunes were constructed, OBSC1 made a provision that there would be a space between the dune and homeowner's property (10 foot maintenance area). We must make sure that this is still in effect. The club must keep an eye on the safety issues involved. Further, the height of the dunes should be

"above sea level", not above land. Paul stated that he believes the dune plans do address this, but will be sure to verify this.

- c) With no further questions, Bob thanked Mr. Leodori for his time and he was excused at 7:10pm.

President Bob Blair called the meeting to order @ 7:11 pm at the Union Church, corner of Grand Central Avenue and Philadelphia Avenue, Lavallette, NJ.

**Present:** President Bob Blair, Treasurer Jim Pendergast, Recording Secretary Jeff Mucha, John Tedesco, Ellen Downes, Jeff Conger, Tom Pospisil and Greg Gere

**Absent:** Vice President Lynda Schmidt and Claire Sadankas

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 October 25, 2014. 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.

**Acknowledgement:** Bob Blair stated that Dave Finter had resigned from the Board and wanted to take this time to thank Dave for his many years of service to the club.

**Minutes of the General Meeting:** Having received a copy of the Minutes of the June 14, 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 June 14, 2014 were approved by the members on a motion made by Walter Endler, seconded by Kathy Conger and voted unanimously by the members.

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

##### **Vice President's Report: (Reported by Lynda Schmidt - absent)**

Treasurer Jim Pendergast stated that there were 10 new members. Bob asked if any of the new members were present to please stand up. None were present.

Bob Blair stated that Barbara Saben had taken pictures of the Labor Day Picnic, and has made copies available at the back table. Bob thanked her on behalf of the membership.

### **Buildings and Grounds Report: (Reported by Tom Pospisil)**

Tom reported that plans for 3 more houses to be built were submitted. There are currently 30 houses in some state of construction, and hopefully they will be completed by next summer.

### **Bay Beach Report: (Reported by Jeff Conger)**

Jeff reported that we put in a new buoy system this season and the bay beach was used a lot this summer.

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

Greg reported that approximately 2/3 of the slips were rented this season. If anyone knows of people looking to rent slips, there are slips available for 2015 and they should contact Greg for more information. Greg also stated that the draining will take place in the next few weeks.

### **Ocean Beach Report: (Reported by John Tedesco)**

John reported that the fences are up for the winter and we are looking to purchase new buoys, flags, lifeboat and 3 lights to be placed by the walkways to keep the riff-raff away. John asked what the membership's thoughts were on only allowing smoking at the top of beach instead of allowing all over the beach. Ronnie Pendergast (103 West Bay Way) suggested that smoking be allowed only in one particular area. Kathy Conger (219 Bay Beach Way) suggested that we designate an area by the benches as a smoking area. Ellen Downes asked who would be responsible for enforcing this? If we choose to do this, we must inform the rental agencies of this policy. Bob Blair stated that the club would put up signs along the walkway. Ken Hoffman (3036 Ocean Road) asked if there is currently a smoking policy in effect. No, there are no rules in effect, and the receptacles are provided at the walkway entrances as a means to control the tossing of cigarette/cigar butts. Ronnie Pendergast made a motion to ban smoking altogether at the beach; Pat Wright (28 East Channel Way) seconded the motion. Bruce Konecky (12 East Bay Way) stated that if we had signs stating that the beach was a No Smoking Zone, we would have a leg to stand on if challenged by beachgoers. Bob Blair asked for a vote on not allowing smoking on the beach at all. The motion was passed unanimously. Ellen Downes stated that we will have to put signs at walkways and lifeguard stands to inform the beachgoers. Candy Hoffman (3036 Ocean Road) asked for a clarification on the smoking ban - is smoking still allowed on private property? Yes- the ban is only on the beach.

Lois Castronuovo (107 West Shore Way) made a motion that the club install new lights along the ocean side of the beach, and Walter Endler seconded the motion. A vote was taken and it was overwhelmingly approved to install new lights. Ken Hoffman asked if the electrical wires will be exposed. John stated that they will be hidden for both safety and cosmetic reasons.

John also stated that the club will be looking to purchase a new lifeboat. Walter Endler suggested that a lightweight lifeboat would be best. Jim Donnelly asked if this is what the \$8,000 increase in the beach budget was for. No, the \$8,000 increase is for new lights.

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

As of September 30, 2014, there is \$41,163.62 in the checking account, \$96,062.44 in the Capital One Money Market account and \$ 29,928.03 in the TD Bank Money Market account for a total of \$167,154.09. A motion to accept the Treasurers Report was made by Walter Endler and seconded by Jim Donnelly and approved unanimously by the members.

Bob Blair asked if there were any questions or comments on the budget. Walter Endler made a motion to accept the budget, seconded by Jim Donnelly. There was 1 person against the budget, with the remaining members in attendance voting in favor of the budget. The budget passed.

**Badge Report: (Reported by Ellen Downes)**

Ellen had nothing to report.

**Old Business:**

Walter Endler looked into the Neighborhood Watch project. Toms River Police have a meeting the 3<sup>rd</sup> Thursday of each month, at which they review with the attendees certain items of interest and what's going on in Toms River. If anyone is interested in joining the neighborhood watch, please contact Walter at 848-221-5987.

**New Business:**

Jim Pendergast asked the members to please contact him if there are any street lights out so he can contact JCP&L to have them fixed.

A member asked about the large puddle of water along Rt 35 N. Will this water ever recede? Bob Blair stated that Rt 35 is still under construction. Walter Endler stated that once the final coat of blacktop is applied, the problem will go away.

Walter Endler then asked if there was no contesting the seats, would the secretary please cast one vote for each member running for the Board of Trustees. Kathy Conger seconded the motion. Motion passed. The following members were elected to the Board of Trustees for the 2015-2016 term:

John Tedesco, Jim Pendergast, Ellen Downes, Claire Sadankas, Renee Severs and Mark Ragan

With no other new business to discuss, a motion was made by Walter Endler to adjourn the meeting and was seconded by Mr. Marchica (21 East Shore Way). The meeting was adjourned at 7:40 pm.

Respectfully submitted

Jeff Mucha  
Recording Secretary

