

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

October 17, 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.

Notice of the Meeting: Bob Blair confirmed that all members had been notified of this general meeting on October 17, 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 May 30, 2015 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 30, 2015 were approved by the members on a motion made by Cheryl Mucha - 29 East Barnegat Way, seconded by Walter Endler -13 East Surf Way, and voted unanimously by the members.

OFFICERS AND COMMITTEE REPORTS:

Treasurer's Report: (Reported by Jim Pendergast)

As of September 30, 2015, there is a book balance of \$36,129.33 in the checking account, \$96,351.05 in the Capital One money market account and \$56,869.76 in the TD Bank money market account for a total of \$189,350.14. A motion to accept the Treasurer's Report was made by Bob Zachok – 31 East Barnegat Way, seconded by Randy Severs - 18 East Barnegat Way and approved unanimously by the members.

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) 107 West Beach Way - Carol and George Wokiewicz
- b) 15 East Surf Way – Ed & Lucreta Hogan, Jr.
- c) 21 East Channel Way – James & Erin Farrer
- d) 113 West Barnegat Way – John Herring
- e) 24 East Bay Way – Joseph & Debra Bufano
- f) 21 East Shore Way – Christian & Jessica Fulmino
- g) 207 Bay Beach Way – Diane Cohen
- h) 110 West Bay Way – Gavin & Karen Castellano-Smith
- i) 17 East Bay Way – Kenneth & Lucille Murry
- j) 103 West Surf Way – Paul & Carol Salvesen
- k) 106 West Barnegat Way – Louise O'Boyle
- l) 104 West Beach Way – 104 W Beach LLC

Tom had nothing else to report.

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

Renee stated that we will have our security firm patrolling the development during the fall & winter months. Security will notify her if there are any issues and Renee will in turn contact the homeowners.

Bay Beach Report: (Reported by Jeff Conger)

Jeff reported that the Bay Beach was used by a great number of the members this past season. It was a fantastic season, with the only problem being the geese on the beach.

Lagoon Report: (Reported by Greg Gere)

Greg reported that the slip rentals were up for the season and has steadily increased since Sandy. Slip rentals were 18k for the past season, and things look to keep improving in the future.

Buildings and Grounds Report: (Reported by Mark Ragan)

Mark reported that applications for 3 new homes were received and are being reviewed. On September 10th, he did a walk-thru the development and there are 34 homes either damaged, empty or under construction.

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

Jim stated that the badge income for 2015 was \$44,505, which was approximately \$16,000 over the 2015 budgeted amount.

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

Claire stated that there will be a list up at the front table for members to update their e-mail and/or contact phone numbers. It is important that the club has the most recent information in case of emergencies and also to make sure that any e-mail blasts that go out are deliverable.

Claire asked if Lisa French was present – she was not.

Claire presented the on-going dog issue. There are too many people/renters walking their dogs and leaving a mess on the association and homeowners' property. The trustees have discussed the issue and the thought was to have dog tags handed out to members with dogs. Dan Mercuri – 3010/3016 Ocean Road stated that it is not only renters whose dogs are making a mess; there are also club members whose dogs are leaving a mess. What should be done if a member sees someone leaving a mess? Bob Blair stated that the member should contact him and he will take action. Bob also stated that the trustees do not want to take the course of action that OB3 has – banning the walking of dogs on the club's streets. Frank Varela – 25 East Beach Way suggested that we have the homeowners register their dogs with the club and provide a DNA sample to have on record. This is what condo associations do. Then, if there is an incident, the DNA can be matched and action can proceed against the guilty party. Bob Blair asked Mr. Varela if he would be able to get the trustees a quote on how much this would cost. A member asked what the fine is for not cleaning up after your dog - \$50 first offense, \$100 second offense. If it is determined that the best course of action is the banning of all dogs on club property, it will be presented to the general membership and voted upon.

Joe Zipp – 22 East Shore Way stated that he has in the past confronted Lavallette residents coming over to OB1 and letting their dog do their business here. Cheryl Mucha – 29 East Barnegat Way asked if the security firm checks on dogs while on patrol. Renee Severs responded no, it is not in their job description.

Joe Zipp also suggested that besides the fines, the guilty parties should have their badges taken away, and if they are renters, the homeowner should lose theirs also. Bob Blair asked Mr. Zipp if he was making a motion on this. Yes – the motion is as follows: Any member's dog found defecating on private or club property will be fined \$100 and if the fine is not paid, their badges will be withheld. Dan Mercuri – 3010/3016 Ocean Road seconded the motion and a vote was taken. Motion was passed. Linda Varjan – 100 West Bay Way asked for clarification on when she is permitted to walk her dog. Bob Blair stated that Lavallette has a bark park where dogs can be walked and along Rt 35 N and Rt 35 S.

Walter Endler – 13 East Surf Way asked if a renter is told no pets but they bring a pet anyway, is the homeowner still subject to fine. Yes – it is the homeowner's home and his responsibility. Candyce Hoffman – 3036 Ocean Road asked if an owner gives a dog owner permission to "use" their private property, is that ok? Yes, it is ok.

Carolyn Wilson – 211 Bay Beach Way asked to verify that the By-Laws state that only homeowners can have dogs. It is in the Club's Rules and Regulations document.

Ocean Beach Report: (Reported by John Tedesco)

John reported that we had a great summer at the beach. The lifeguards had a bunch of saves and they came in 3rd place in the OB1 Lifeguard Tournament.

John introduced Bernie O'Brien (Beach Manager) to briefly address the members. Bernie stated the following:

- a) thanks to John Tedesco, Ellen Downes and Jim Pendergast for all their support and assistance during the season
- b) thanks to the OB1 Community for their continued support and for hosting the annual OB1 Lifeguard Tournament
- c) thanks to Kelly Carbone and Kate Dayer for running the Junior Lifeguard program
- d) OB1's lifeguards all passed the required safety standards and are certified in first aid, CPR and AED administration
- e) this past season the lifeguards had 15 rescues, 1 lost child, assisted Tri-Beach with 1 Code Red, & dealt with numerous issues of ball-playing and glass bottles on the beach
- f) for the season, there were only 4.5 Red Flag days and 2 rain days

Candyce Hoffman – 3036 Ocean Road asked if there is a new battery for the club's defibulator. Yes – the AED is checked daily and a new battery is kept in the badge booth.

Bob Zachok – 31 East Barnegat Way asked what the story is with the beach lights. Bob replied that there are some on-going issues.

Old Business:

None

New Business:

Treasurer Jim Pendergast presented the 2016 Budget to the members. The budget reduced the dues by \$25 to \$375 per household. Bob Blair asked if there were any questions or comments on the budget. There were none and a motion was made by Walter Endler – 13 East Surf Way to accept the budget, seconded by Cheryl Mucha – 29 East Barnegat Way. Motion passed.

Mike Sperkhardt – 107 West Channel Way thanked the trustees for all their hard work over the past year. He also asked if the rule against ball playing on the beach also applies to the streets. This past summer he had issues with neighborhood kids playing constantly in street and being noisy and disruptive. He called security and they chuckled at the issue and failed to drive down to investigate. Bob Blair thanked Mr. Sperkhardt for bring this to the board's attention and

stated that the trustees will address this matter at the December 2015 trustee meeting and may need to add this issue to the Rules & Regulations. Mr. Sperkhardt also inquired about the issue of parking along Rt 35 and has the club spoke to Toms River about this. Tom Pospisil stated that he has had discussions with Toms River and was told that the parking is a NJ DOT issue, but the DOT told him that it is a Toms River matter. The trustees suggested interested club members voice their opinions to the DOT. The contact information is: www.restorenj35.com, e-mail: restore.nj35@dot.state.nj.us

Glenn Lizzner – 104 West Surf Way stated that the security patrol does not drive down the dead end streets and he had not seen them this summer. Bob Blair stated that he will talk to the security firm.

Cathy Scotti – 222 Bay Beach Way also stated that she has not seen the security patrol this summer, and she also stated that she feels that the Lavallette Liquor store sign on the club's storage shed makes it look like the club supports drinking. It is her opinion that the rental income of \$1,200/year is not worth it, especially since there is also a person standing along Rt 35 with a sign for the liquor store. Carolyn Wilson – 211 Bay Beach Way stated that there are children in OB1 and the liquor store sign is upsetting and would like it taken down. A motion was made that a vote be taken at the Spring 2016 General Meeting to terminate the club's agreement with Lavallette Liquors to allow the rental of space on our storage shed and forgo the \$100/month rental income. Bob Blair stated that this would be added to the Spring 2016 General Meeting agenda.

Roxane DiVuolo – 221 Bay Beach Way stated that she also has an issue with the liquor store sign and stated that the sign has gotten bigger over the past season. Bob Blair stated that the sign was originally bigger but the town of Lavallette made the liquor store downsize it. Mrs. DiVuolo also stated that during the second week of July, there were 2 boat trailers and a Jet Ski trailer left by the marina for a long period of time. and that Debbie Dzuibinski – 25 East Spray Way called the club phone number and only got voice mail, no one ever contacted her. Lastly, there is an issue with the overall safety and appearance by the marina. There are broken boards and fencing and the gate by the dumpster is broken. Greg Gere stated that he called Mrs. Dzuibinski back and explained the situation and the trustees have added a section to the slip rental application that trailers will be towed if left. This was never in the prior applications and we could not tow without warning. The owners of the trailers were never given permission to leave the trailers for an extended period of time. Greg also stated that we are aware that the boards are in tough shape and repairs are warranted and will be addressed for the 2016 season. Mrs. DiVuolo also stated that the marina is the first part of the club that people see when driving through and we should maintain the property to make OB1 more inviting and attractive to visitors. Greg stated that the fencing will be taken care of once the Rt 35 road work is completed.

Mrs. DiVuolo then asked what the status is of dunes and easement. Bob Blair stated that we have not heard anything from Toms River on this issue. Once he hears from any government agency, he will update the membership. Mrs. DiVuolo asked if we knew what Mantoloking was offered. No stated Bob. Tom Pospisil stated that a real estate assessor hired by the government was sent to value the property in question. Toms River has turned over the dune easement matter to the ACE, DEP and Attorney General's office. He and Bob Blair attended a meeting with the other beach federation officers in the area to work together on the dune issue. There were several side letters that Toms River and Brick signed with homeowners that were thrown out by the ACE. The issue at hand is not that we are against

beach replenishment; it is that we do not want to give up our beach and get nothing in return. The issue is that the easement is for perpetuity, not for a certain amount of time.

Joe Zipp – 22 East Shore Way stated that we should make sure that they tell us what they are going to do before we sign anything.

Ken Hoffman – 3036 Ocean Road asked if the ACE gets eminent domain, will they own a dune that is 20' high by 150' long. Bob Blair again stated that the board has not and will not sign anything before we present the facts before the entire membership.

Carol Forke – 210 Bay Beach Way stated that there are pilings at the boat basin and 2 by the gate. She has a post and rail fence and one of the pilings broke her fence. Greg Gere stated that he would look into this. John Tedesco stated that these are from Bay Beach.

Gary Kennedy – 30 East Shore Way asked if NJ American Water does any damage with their current project, will they fix it? They cracked his draping. Yes stated Bob Blair and gave Mr. Kennedy Ryan at NJ Water's contact information. Tom Pospisil added that NJ American Water took pictures of everyone's property before their work began and will repair.

Phil DiVuolo – 1202 Bay Beach Way asked if the pilings that Mrs. Forke spoke about were originally at Bay Beach. John Tedesco stated that they were and are too heavy to move. Jeff Conger added that we will have to look into and see if they are under Lavallette's jurisdiction.

Richard Varjan – 100 West Bay Way stated that he had a survey done, and now survey markings are gone. Bob Blair stated that he should contact Ryan at NJ American. John Tedesco added that Mr. Varjan's contractor would also triangulate when work begins.

Walter Endler – 13 East Surf Way asked that since there were no additional candidates for the board, would the secretary please cast one vote for each member running for the Board of Trustees. Cheryl Mucha – 29 East Barnegat Way seconded the motion. Bob Blair asked if there were any other candidates, and since there were none, a vote on the motion was taken and the motion passed. The following members were elected to the Board of Trustees for the 2016-2017 terms:

Bob Blair, Tom Pospisil, Greg Gere, Jeff Conger and Jeff Mucha

With no other new business to discuss, a motion was made by Robert Zachok – 31 East Barnegat Way to adjourn the meeting and was seconded by Pat Gere - 117 West Bay Way. The meeting was adjourned at 8:05 pm.

Respectfully submitted

Jeff Mucha
Recording Secretary