



MEETING OF THE GENERAL MEMBERSHIP OF OBII

June 13, 2015

09:00AM

1. **Pledge of Allegiance, Led By Jeff Eckhard, president**
2. **Roll Call:** 2015 Board & Managers: President –Jeff Eckhard, Vice President-Port Porter, Secretary- Charlotte Flohl, Treasurer- Jean Johnson, Members; Eileen Baron Club Administrator & Board Member Port Porter, Tony Procia, John Sorber, Alan May Improvements Coordinators, Joe Kobylarz Security Coordinator. Absent: Kirk Miick, Donna Skwarek,
3. **Review of the Minutes: August 13, 2014 Charlotte Flohl, Secretary.** A motion to approve the minutes was made by Dave Richards of 214 Harbor Drive, seconded by Jack Impomeni of 3187 Rt. 35N
4. **Communications:** Books on table for view
5. **Presidents Report:** Jeff Eckhard – Thank you everyone for your support by attending this General Membership Meeting. We have had a winter of frozen pipes ice skating on Bayberry Drive. Please don't shoot the messenger, but the roads are a mess and changing day by day. I came down 9:30 last night and found the area in front of my house closed off. Was any one notified? No! They are marking the roads with spray paint so I think they may be planning to install new water lines on the side streets. Eileen is keeping abreast of Water Company and Road Department schedules and Shane is putting the info out on the website. Thank you to them both. One thing to be grateful for we are the first beach in the area to be done. Eileen says the maps with the dates will be on the website. Five homes were rejected for rental permits for various reasons. They will be completing up this month and expect to finish up with the landscaping by July 1st. They promise to replace our properties to the way they were. If you have any questions call the water company and they will get back to you. We don't know if the gas and sewer will be changed as well. The road fill has to settle so the repaving will not take place for at least 3 months. We do not own our roads, so we are at the road department's mercy, but we will keep you posted. The water company rep said, "Whatever we took away will be put back. Dunes: Some people are still not agreeing to "Beach Replenishment" and have to be taken to court. Toms River Township groomed our beach this year at no cost to us, saving us about \$5,000.00. Eileen is our liaison to the township. She lives in the area so she is able to keep abreast of things as they happen. Stan Connors has stepped down leaving a vacancy. He sustained damage to his house with Irene as well as damage to his home in Northern Jersey and then again with Sandy, so they gave in and moved to a retirement setting. Eileen Barron was appointed to take his place, on the Board, it was a good fit to bring Eileen into the Board. The Board continues to meet monthly off season and twice a month during the season. We are allowing building again this summer because of the RRHEM funding just being released. Kirk and Alan have visited other communities, keeping abreast of what builders

are defunct, by starting homes and stopping. This is some information that you might want to consider before signing with a builder. (Applause was given at this time for their efforts). Rob Weller has repaired and replaced plumbing at the beaches and marina for cost of materials only. Thank you Rob!!

Tom Johanson has put caps on the pilings to cover the scarred cut tops that were starting to split because of bait being cut on the tops of them. This work was done over the 5/31 weekend. Thank you Tom.

The Bogdan's have placed plants and chips around the gazebo and clubhouse. Thank you Mike and Cathy.

Pat Barry, next to the clubhouse has installed a landscape wall and a beautiful sign at the entrance to the clubhouse driveway. Thank you Pat and Lorraine.

Andy Fiore provided an additional 150 rented chairs for the picnic. Thank you, Andy and Anna.

John Sorber has donated 2 stainless steel picnic grills. Thank you John and Beverly.

Steve Mangeri is keeping our H Vac system going. It is old and when it needs replacement he will work with us to replace it. Thank you Steve and Janice.

We were able to purchase some new tables at a discount for use inside the clubhouse. We will continue to use the old ones outdoors. An extension was placed on the shed to hold these old tables.

The truck was serviced this month and a metal shield was installed behind the rear window to protect it from shattering from being hit with anything carried in the bed.

The Board continues to meet every other week during the summer. This is important to keep abreast of things as they happen.

6 .Treasurer's Report: Jean Johnson - Jean handed out several sheets which are attached.

Included are the balance at end of year 2014 \$27,023.89,

An Income and Expense Sheets

- We received donations of \$4,800.00- \$1,000.00 from OB Rental Agency
- 98.1% of the dues have been paid, to date for 2015
- Anything owed for 2014 is with a collection agency.
- We have been able to collect 6 unpaid dues from 2013
- Payment has been made for 64 building applications
- Guest Badge Income is \$9,800.00

Expenses: Listed through the end of May.

We have budgeted \$4,900 to be collected for Reserves which amounts to \$10.00 per household. With the Sandy Emergency we transferred money from Accounts with balances for emergency repairs. These accounts have now been repaid. Since Sandy we are almost back to where we were.

Cash:	\$206,338.02
Reserves:	195,765.85
Special Events:	9,422.27
Life Guard Fund:	3,218.30

7. COMMITTEE REPORTS:

A. Special Events: Donna Skwarek – SPECIAL EVENTS REPORT

Since our last meeting we have held our:

1. Fall Workday
2. Tree Lighting
3. Easter Egg Hunt
4. Spring Workday
5. Memorial Day Picnic

To all those who volunteered and attended, thank you. Special thanks to our Tree Tagging Committee, Easter Bunny Justin Skwarek, Picnic Committee, Jim O'Reilly, Joe Golebieski, Shane Skwarek and Michael Barrett, as well as the Lifeguards and many cooks preparing the food for the picnic. An extra special thank you to Andy Fiore for his donation of additional chairs for the picnic. Eileen Barron, thank you for all your organization with all these events. Nothing would run so smoothly without you.

This year we implemented a new system with regard to the Picnic. Tickets will no longer be mailed to the entire community as was done in the past. It was determined that past procedures wasted a lot of money and we therefore made tickets reservations and sales available via our website. Some may have been confused thinking that the tickets had to be purchased online. This was not so. You were given 2 choices.... Purchase tickets online or reserve tickets online and mail in a check. For those not computer literate, checks could have been mailed to the clubhouse and tickets would be mailed to your home. Postcards were mailed to each member advising of this. In the future we will use this procedure to sell Special Events tickets. If you have an email address, we urge you to record it with the clubhouse office.

The picnic was a tremendous success, many attended. Our beer truck returned for the first time since Sandy and we had OBYC mugs available for sale @ a price of \$3.00 or 2 for \$5.00. If interested, you may purchase them after the meeting.

As always, we need volunteers for our many weekly events.

1. Arts and Crafts on Monday nights at 7
2. Ice Cream Night on Thursday nights at 7
3. Pancake Breakfasts (check calendar or website for dates)

Our Annual Golf Tournament and Dinner will be held on July 27th at the Pine Barrens Golf Club. Flyers are available and for further info please contact Glenn Beyerl.

Atlantic City Bus Trip is scheduled for August 13th. Beverly Sorber and Judy O'Reilly may be contacted for more information.

We are bringing a Fitness Program to Ocean Beach this year, instructed by Paula Galvano which will be held on the Bay Beach every Monday and Friday from 8:30 am to 9:15 am, July 6th through August 21st at a cost of \$10.00 per session. Yoga on the Bay Beach will be held on Wednesday AM. I would like to urge all of you to volunteer some of your time in our community. Our work days especially save the Club and its members money. Thank you Have a wonderful summer....

B. Badges: Donna Skwarek –

We have a new design for our badges this year I would like to thank Shane Skwarek for his hard work with designing and processing the order. If you have picked up your badges already, you will

notice the pins are not attached. Please attach them prior to use as they must be attached to your beachwear upon entering the beach. Our workday volunteers worked diligently to get as many attached as possible but we were short on help. I would like to thank each of them for their time which proved to be very frustrating.

Hang tag for one car is also attached to your badge package. When parking on club property, this

tag must be attached to your rear view mirror. There is one tag per household.

C. Beach: Charlotte Flohl – The Ocean Beach has been graded by the town at no expense to the club. We did not know until recently whether the building of the dunes would have taken place

during the summer. It now looks like it will not be until 2016.

The Life Guards and other pre-season workers have been working diligently, removing fences, laying the walks, digging in the boxes (Township workers helped with the heavy equipment doing the digging and setting in, saving some hard labor for our guys). All in all they were very cooperative working with our requests. Many of you will be pleased to the big improvements

taken at the Bay Beach. We had moved in another 3 loads of sand (2 had been moved in last year) and fencing has been added to 3 sides of the water as a barrier against Sea Nettles.

This method has been used very effectively the past few years by Normandy Beach. Mike Barrett, our Beach Manager was over there to see their method of installation and assisted them, so he was an experienced person to lead our group of installers. There have been many families seen enjoying the beach and we have received many compliments. Take a look on your way home. We have a good compliment of Life Guards fully trained and working as their school schedules allow them to arrive here. We have a couple of rookies as well and several juniors working out with the experienced guards to learn the ropes. All in all WE ARE READY!

D. By-Laws: Port Porter - The changes in Improvements will be published after any changes come through from FEMA.

E. Clubhouse: Port Porter- Take a look we are almost fully redone, except for storage room doors and a few minor things.

F. Grounds & Maintenance: John Sorber – Weeds and debris are a problem. Chemicals such as Round Up don't appear to be working well. Jack Impomeni, said there is a formula with vinegar and Dawn Blue Detergent, he will send it to the clubhouse so that it can be put on the Website.

G. Improvements: Kirk Miick/Alan May-

Improvements: In Kirks absence Jeff read the report;

- Applications for Fences also have to be presented to us before going to Toms River; however Toms Rivers's rulings prevail.
- Some people have been taken by their builders and don't know what to do. Visit your property often during construction. Don't give any money unless you

inspect the work. We did our best to check out contractors, but some of the most reputable now are having problems . One owner was fleeced \$85,000.00 by a modular contractor.

We cannot tell you who to use. The contractor is your employee, but think before you ACT. AAny questions e-mail Alan He usually gets back to you within a day or two. It is better than phoning. If he is on a job he cannot answer.

- On the 4th anniversary of the storm, must enforce the substantial damage standards to maintain eligibility in the National Flood Insurance Program. By maintaining these standards, the township community rating system for the NFIP will allow residents to enjoy up to 10% discount in their yearly flood insurance premium. The Improvement Committee will try to meet with the township's representatives to determine what actions will be taken against non-compliant homes. A meeting with these homeowners will be scheduled for sometime in the fall., we will work with you.
- If you are dissatisfied with the townships decision regarding a substantial damage Claim, you can appeal the determination: visit the Toms River website and click General information in the Hurricane Sandy section , scroll down to the heading Substantial Damage Appeal process, download the form and follow its directions.
- The Improvements Committee has reviewed many successful appeals and a good Formula to follow is to provide a cover letter explaining your appeal (tax value incorrect, actual repair was less than FEMA estimates, etc.) Complete the Toms River appeal form with as much detail as possible. If you don't have a specific receipt say for an appliance, go to the product or store website and provide the cost of the same or similar appliance.
If you are confused or need more information, you can set up a one on one meeting with Toms River Sandy Recovery Ombudsman Trevor Newman. His Contact information is on the Township's website under Sandy Contact Information
- A letter from us has to be presented when you present your plans to Toms River. We are trying to save you time and money, as you will have to come back and go through us and perhaps pay a second filing fee.

H. Marina: Tony Proscia - 14 slips are rented, some of the regulars lost their boats and have not replaced them. I have been getting some additional inquiries. The winter freeze caused 8 pilings to be lifted. These were replaced by LeChard in a day or two. There is a Jet Ski slot open.

I. Insurance: Jeff Eckhard – All are paid and we are covered. We had a slip and fall in the clubhouse in 2014. The Insurance Company lawyer has it under control. It is unfortunate, but we will get through this. Thank God we have this insurance. We cannot work without it. Our parties are covered for wine and beer only. Private parties

need to have their own insurance. Our Insurance will not cover you. Basically means, every renter has to have a rider on their insurance policy.

Jeff asked for a show of hands as to how many members had dogs. Some people are renting to people with dogs. We have consulted our attorney. You voted us in to represent you. We have a rule, there is a law and we have to enforce it.

Cost of Insurance in 2014 was \$4,500, 2015 it is \$6,000.00

A member stated he saw three dogs on the beach this morning. Another asked if we could not embarrass these people by putting their names on the web site.

J. Membership: Jean Johnson -

- Since August 30, 2014 we have 11 new members, one of which is here today. Nancy Musey of 110 Dune Way was recognized.

If anyone has new neighbors, if they are not members yet, refer them to Jean so they can fill out the application and be able to get badges.

K. Nominating : Charlotte - There are profiles available of the website. Candidates or interested persons need to submit one before August 21st to Charlotte, on line or at the office. Incumbents that are running are Eileen Barron, Jean Johnson and Port Porter.

L. Security: Tony Procia –

- There has been an up-grade in some of the lighting at the beach and the timer has been updated. Dogs are not allowed at any time on Common Club Property. This is a Health Code Violation. It is the Law. Signs have been posted with the ordinance number.
- New Magnets have been made with the up-dated information
- Joe Kobylarz and his crew are back for limited duty at this time. Weekend Night
- Increased taxes pay for the police. Our security does not have power, if it's breaking of a law the police need to be involved.

8. OLD BUSINESS:

Website is OBYC.net and password for members is clubhouse.

Eileen said:

- There was a bracelet found on the Bay Beach.
- Here are some events in July:
10th Life Guard Dinner.
11th Pancake Breakfast
- Name Plaques are being replaced on the benches, dune fences, purchased in memory or appreciation. They have been stored in the clubhouse off-season and the originals were lost with Sandy. They have been remade and we are trying to recreate the locations, but may only be 90% accurate. If someone is missing, please report to a Board Member or at the office.
- There is a new crop of Badge Checkers, any problems see Eileen.

Bruce Anderson of 23 E. Shell asked if there was not something we can do as a community to find out what the game plan is for the streets to be completed. People

have had trouble with gravel in their toilets. It has been havoc on the people with the new Instant Hot Water Heaters,

Jeff said from what he understood they would be paving the center from 7 foot out started by October 1, 2015, but he cannot answer what their game plan is. It is not know what the time table is for the Bay side, some people can't get into their driveways. Mike Barrett – Harbor Drive and E, Dune, said, they had a problem with their house on E. Dune and the rep from the water company was very helpful.

9. NEW BUSINESS: Eileen said, "For the picnic there were over 700 people here" The flooding on Rt 25 and Harbor Drive should be fixed when the work is completed. There has been a request to raise the sewers, which will have to be done before paving. Eileen is in frequent contact and will keep the membership posted

10. Adjournment: A motion to adjourn was made at 11:05AM by J. Muller of 121 W. Cove, seconded and approved by all.

Respectfully submitted

Charlotte Flohl
Secretary

Motion to Approve:

Second:

Date;