



Ocean Beach & Yacht Club

MEETING OF THE GENERAL MEMBERSHIP OF OBII

September 1, 2018

09:00AM

1. The meeting was called to order @ 09:00 with the Pledge of Allegiance, led by Eileen Barron, president.
2. Roll Call: 2018 Board & Managers: Present: President –Eileen Barron, Vice President-Kirk Miick, Secretary-Charlotte Flohl, Treasurer- Jean Johnson Members –Terry Bouziotis, William Lindner, Steve Mangeri, Evan Murray, Dana Reinhold.
3. Review of the Minutes of June 9, 2018 Charlotte Flohl, Secretary.
A motion was made to approve the minutes as presented, by Bob Nacamu, 208 Harbor Drive, seconded by Joe Kobylarz, of 123 W. Shell Way, followed by a verbal majority approval.
4. Communications – Charlotte Flohl: The Current Correspondence Book is on the table for anyone who wishes to view it.
5. Presidents Report- Eileen Baron:
Ocean Beach and Yacht Club is celebrating their 70th year as a community. Thank you to everyone who volunteers their time knowledge, or has made a monetary donation. It is hard to believe that the 2018 season is almost over. We made it through another summer without the disruption of the Army Corp of Engineers Replenishment project. The current schedule has the start date for the northern beaches in late September and lasting through December 2018. The time frame depends on the progress on LBI.

The new website was launched in June; there are still a few things that are being worked on. Many thanks to Shane Skwarek for the redesign of the website.

Jean Johnson and her husband, Bob are moving to California by the end of this year. Jean has been our bookkeeper and treasurer for many years Jean's family was original OB2 owners and her father was a board member, in fact, the playground was dedicated in his memory. Jean's position was

posted our website and Facebook page. We also sent a mailing to all our members with her duties and responsibilities. We received 12 resumes for her position. The deadline was yesterday August 31, 2018. The Search Committee will review the resumes and begin interviews within the next few weeks.

The paving project took place in June. It was made possible by a grant given to the township for Superstorm Sandy relief. Several problems occurred and Earle Paving is working to rectify the problems. Ocean Road is supposed to be done in the fall, the utility wires were too low.

6. Treasurer's & Finance Report – Jean Johnson:

See attached: Operating Balance: \$96,128.62

Reserves: 239,197.76

Special Events: 27,029.60

Life Guard Fund: 4,747.07 (used for items not covered in the Operating Budget).

- Liabilities has listed \$1,601.57 which is held to pay for the handicap wheelchair/s that will be needed at the beach when the Dunes are completed. This money has been donated.
- Badges are \$640.00 income over budget, mainly attributed to parking fees.
- Two people still have not paid their 2018 dues, houses are for sale, but money will be collected at closing.
- We have 20 new members 2 new builds and 2 more by the end of the Year.

There were a few questions concerning details, which Jean answered.

Dean Hansen of 30 East Shell Way had a question on the HVAC charges, however he had not noted that the A/C was replaced.

A motion was made by Glenn Beyerl, E. Shell Way, seconded by Dean Hansen, to accept the Treasurers Report as presented by Jean, followed by a majority show of hands.

7. Committee Reports:

A. Special Events- Dana Reinhold:

- Thanks to Eileen for all the help in selling the hats, bags and shirts.
- I plan to have RSVP's for all the events planned as we need to know numbers to plan event details and reserve entertainment.
- There will be more descriptions and prices posted
- This summer we had 3 jewelry parties, Linda Shields- Medium, the Senior Life Guard Tournament, 2 painting parties – 1 sign painting,

the other mugs and/or wine glasses, the golf outing and dinner on August 15

At this point Eileen introduced Michael Barrett, Beach Manager.

Michael stated, “we had a safe season, dealt with the non-serious day to day problems and uncooperative weather. We have started breaking down the beach

the last few days, while still a good compliment of guards on hand to watch the beach as well as move the equipment for winter storage.

We plan to have a staff of 4 – 5 guards on duty weekends during September,

weather permitting and hours to be determined by the Beach Replenishment. Sea Nettles began to be a problem on the Bay Beach the end of July.

There is 2 Life Guards assigned to clean up Seaweed every am.

We hosted Life Guard Tournaments and attended area ones, winning 4 First Places, 1 Second and 1 Third. We had 4 of our Guards place in the Iron Man races and some competed in Row & Paddle Races at LBI.

Michael gave thanks to the Beach Committee, Bill and Eileen for all their support as well as members who came to the events as well as monetary support.

One tournament was named the Pat Daley Classic.

Alan May built a new lifeguard stand for the Bay Beach and it is dedicated to Laurie DeStefano, an ex-lifeguard who passed away this past summer. Her family expressed great appreciation for this remembrance.

The Beach Wheel chair that was purchased and donated by the Beyerls, was used twice and once by Glenn himself.

An extension was put on the boat shed for storage.

B. Badges- Eileen: Working on getting the 2019 badges personalized.

Eileen reminded us that members should not leave badges for tenants to use. If you are receiving any money or services in exchange for use of your beach house, you will be fined if this is found out. Landlords are getting paid for use of their house, DON’T GYP THE CLUB for providing services for your tenants.

This helps keep your dues down.

C. Beach – Charlotte: Fall cleanup and Winter Storm Preparation are proceeding

as usual. As we do not have any official definite date as to when the Beach Replenishment will start @ OB II. We have to be prepared for any storms that

may occur while we are waiting for OB II to be done. This was all budgeted for last November, anticipating a delay.

D. By-Laws – Kirk: By-Laws have been up-dated on the Website. Last year’s changes have been incorporated. Dean Hansen asked about the Change Log,

Kirk said it was updated in August. Dean also questioned when the change went into effect about the increase to 5 ft of living space. Kirk said, “this requirement was necessitated by the TR ruling to place the HVac in this space,

referring him to the NJ Construction code. Dean expressed concern that this added height allowance has led to illegal use of the space for sleeping leading

to overcrowding in the house as well as on the beach and creating parking problems. Kirk said, “ This space is classified by code as “Not Living over Living”.

E. Clubhouse – Bill:

- The clubhouse is not rented during the summer or winter because of potential parking problems.
- The TV is a great Asset.

F. Grounds & Maintenance- Terry Bouziotis/Evan Murray: “Terry & I are responsible for the weed notices sent in late May and mid-summer. It is a sorry mission but we are here to ensure the community continues to look good. Please clean up before the winter as well. If there is a problem with empty houses not maintaining their homes or yards you can call Toms River Code Enforcement. We have overseen repair of the Boardwalks, purchased 13 new benches which are 100% maintainance free. There has been unpleasant growth around the playground and we have contracted to have this area landscaped. work has already begun already. Anna Fiore of 16 E. Dune asked, how we can enforce this after July? That is the problem, once people have their badges and houses are rented, some owners don’t return till the end of the summer. The owner – of 111W. Shell Way thinks a small fine would make people more responsible. Marianne Chitti of 252 Harbor Drive said, “this summer has been horrible with the parking on Harbor Drive and the side streets. The homes involved are mostly rentals. Irene Cramer of 205 Mallard Lane asked: If there is an empty lot and cluttered? Who notifies the owner, it should be reported to code enforcement and they will contact the owner with a cleanup date and/or rendered fine. Raffaella Yurecko of 110 West Chadwick, said, she has 8 grandchildren, some of them drifted in the water one day and were confused

to their whereabouts when they came ashore, she believes it would be a good idea to post a sign to be seen from water edge, with the beach & chair location similar to the one posted on the back of the LG stands. Eileen said “we will look into that”

G. Improvements – Kirk Miick:

It was questioned whether we knew when Earle would be repairing the streets that were not done properly. What we know is that Construction Time will start next Saturday until June 15, 2019. There are several companies involved with streets being done. Earle’s paving is the final step. Taking down poles, putting up poles, logistics need to be worked out between them so as not to be digging into newly paved streets. It is our understanding that once the road is paved there will be an assessment to any contractor causing a cut in the newly paved street. During the season we had complaints of shop vacuuming, parking commercial vehicles in the street 1-2 persons were granted emergency repairs, but there were more. We acted upon the complaints and what we saw, and in some cases, fines were rendered.

Reebe redid the bulkheads with Alan reinforcing with new screws to replace some rusty ones. This work will extend the bulkhead life 10 years. Mr. Chitti asked if anything is to be done about water coming over the bulkhead. There are no plans to change the height the bulk head. Bob Nacamu inquired if the replacements were wood or plastic. He was told all wood.

H. Insurance – Kirk Miick: We have been looking at the policies to see if we are getting the best bang for our buck. We are shopping around, hoping that a little pressure on the broker will result in a better price.

I. Marina – Steve Mangeri: We had a great year, no one sank, no one crashed. Boats have to be out of the water by October 31, 2018, or a fine will be rendered.

I. Security – Steve Mangeri:

It has been reported to Laurie & Alexis (security) and Toms River, what amounts to a problem of not so good neighbors concerning outdoor lighting. Bruce Anderson 23 East Shell Way suggests that we considered a rule to cut off the lighting at 12 midnight. It was mentioned this could be a Safety Issue in some cases, that if we just speak to our neighbor, perhaps they can reduce the candle power of the bulb or direct the light in another direction or the other party to use blackout shades. Anna Fiore of East Dune Way suggested that lights should be off, when security goes off. Several other members had suggestions such as: limit the area that motion detector lights illuminate, use direction lights instead of motion detector, or use yellow bulbs which create a dimmer light.

J. Membership – Jean Johnson: We have 20 new members, 2 more in the next few weeks, making 23 -24 for the year so far. Jean asked the presence of any new members and one was present from 231 Harbor Drive
WELCOME!

K. Nominating – Charlotte Flohl: The voting today presented (3) 3 year filled by Incumbents: Barron, Lindner and newcomer Shane Skwarek. Next years 3 year terms that are up are Mangeri, Murray & Reinhold. REMINDER: If you are interested in joining this group submit a candidate profile, which can be downloaded from the website.

8. **OLD BUSINESS:**

Glenn Beyerl said, “The parking lot indeed is a mess with pot holes, craters and needs to be milled & repaved, he heartedly agreed with the Board looking to have

an engineer oversee the completion of this. As seen on the Budget report we have the money in Reserves and would not involve an assessment. Glen made a motion to allow the Board to spend an amount not to exceed \$55,000.00 to complete this repair. This motion was seconded by Rudy Chitti of Harbor Dr. Glenn continued, he was on the Board at the beginning of the Reserves and he said: “we must have missed a step then and he urged the consideration of an amendment to allow the Board to spend money from the Reserves without approval of the membership.

Kirk said, that we needed this approval to spend the money, from membership Present now, which is not too soon as we were told by several of the contractors

that the price of mill asphalt is to go up as of October 1st. We were quoted a week to a week and a half to complete this job. Dean Hansen questioned whether a laser would be used on the seal and would this include the repair of the undermining of the lot close to the bulkhead? Kirk said, there will 2/1/2 inches of asphalt, striping and sealing, included with a 1-year guarantee.

Alan

May, Improvements Coordinator and resident said, the water drives the pilings up on the corner of the doc. Hopefully, the bit of elevation of the parking lot will alleviate this problem. Frank Vodraska of 218 South Lagoon mentioned that there is \$63,000.00 in the Reserve Fund perhaps we should look into adding drains. That is precisely why an engineer is included in the estimate. Discussion ended and a majority positive hand vote was noted.

9. **NEW BUSINESS:** Mike Barrett said, “Eating, drinking and smoking on the beach has become an increasing difficult problem to enforce. “No eating” is a misnomer when we allow Ice cream to be eaten and other things can be eaten

at the top of the beach. We can't force people to open their coolers. We have roamers, but as soon as their back is turned, people continue and ignore the requests. They also do this when lifeguards or myself approach them. The policy on some beaches, is you can eat, but you take your garbage with you. Glenn Beyerl said, "when Pat was sitting at the top of the beach and he called people out there was better control". "How about enforcing the rules that are on the books. Ginny Nacamu said: " However, there is a slippery slope. There are small children walking 3 blocks - sitting in the hot sun, they need snacks". Many comments continued from the membership, with Dean Hansen suggesting "perhaps it is time for another vote. The previous vote was voted down by a good margin. Dan Mylar said, "the sea gulls are not attracted to ice cream.

It was questioned how to go about having speed bumps installed. Eileen said, "Every year she has a problem with the Fire Department complaining of the Safety Hazzard this presents to emergency vehicles. However, this is a street by street issue and has to be presented by the majority of the members of the block concerned, to the Road Department in Toms River and they will have to evaluate the request.

10. **ADJOURNMENT:** A motion was made by Glenn Beyerl, seconded by Glen Bowers to adjourn. A show of hands prevailed, and the meeting was adjourned at 10:50am.

Respectfully Submitted,

Charlotte Flohl,

Motion to Approve:

Seconded:

Date:

