



Virtual MEETING OF THE GENERAL MEMBERSHIP OF OBII

September 5, 2020 @ 09:00AM

1. Roll Call: 20220 Board & Managers: President –Eileen Barron, Vice President-, William Lindner, Secretary-Charlotte Flohl, Treasurer-Terry Bouziotis, Anna Fiore, Anthony Loomis, Evan Murray, Shane Skwarek. Absent: Steve Mangeri. In lieu of Sign in Sheets Virtual Attendees were recorded as they signed in.
2. **President/General Manager** - Eileen Barron
 - A. Eileen welcomed members who were online and thanked them for tuning in, she offered condolences on behalf of the Board to members who have lost loved ones. It has been a record year here at OBYC in loss of members. There were record number of rentals as well as members staying longer time periods as summer school, camps and sports have been cancelled.
 - B. Eileen introduced Michael Barrett, Beach Manager: Mike announced that the beach will be open weekends through September, weather permitting. He said the most crowded time was 4th of July weekend, where we had the most crowd on the beach, but we were not over-crowded.
3. **Treasurer's Report** - Terry Bouziotis
 - A. We feel the financial condition of the club is good. Considering the economic conditions that currently exist, we feel the club is holding its ground.
 - B. Various income items are up and down. Overall, our income at 8-31-20 is up from 8-31-19 and we feel we are in line or ahead of our budget. This is mainly from guest badge income. Rentals have been maximized this summer due to Covid and we have reaped the benefits of increased badge sales.

- C. Our expenses are down as compared to this time last year. However, this is due to timing of when we receive various bills to be paid. We expect this to level out and conform to our budgeted amounts.
 - D. Overall, we may have a greater income than expected. This is great as we have some capital projects that need to be funded, such as a new park fence.
 - E. We hope by the year end this extra income will not evaporated, so we can budget to keep our dues level.
 - F. In June we were worried about the unknown of Covid, but right now we feel good about our finances and look forward to setting up our 2021 budget.
 - G. Copies of the financial reports are available at the clubhouse upon request.
 - H. All regular dues are paid except one unit. 120 West Dune. They are 2 years in arrears plus interest and penalties. There are other open invoices, but they are current. They are various new member fees, we are waiting to collect, which should be collectible. We had budgeted an income of new member fees at \$10,000.00 but we are currently at \$5450.00. Houses are continuing to close, and we feel we will meet our goal.
 - I. Sale of the Pat Daley shirts paid by credit card appeared to not have the 3% surcharge on the credit card charge. On future sales we will be adding the surcharge.
 - J. [The resident of 220 Canal asked, the status of raising the clubhouse in place.](#)
 - K. [Answer: This will be included in the committee Reports. Shane announced that questions should be asked under the Office or Committee pertaining to your question. If we do not answer it, you can address it during old or new business. When you ask a question pertaining to something other than what has just been addressed the person at the microphone is not necessarily the most informed on that subject and they would have to come forward out of their turn. We are trying to keep the required distancing and coming back and forth to the mike more than necessary.](#)
4. **Review of the Minutes:** Charlotte Flohl, Secretary. A motion to approve the minutes of June 6, 2020, seconded and passed by a positive digital approval vote.
5. **Communications** – Charlotte Flohl: Book is available for review by appointment call secretary: Charlotte- 732-375-3064

6. Committee Reports:

A. Special Events - Anna Fiore:

- We have had a good summer considering. Normally we are more profitable, but we were unable to open the clubhouse or be in proximity of others. We did do a modified Ice Cream night, which was sparsely attended. The Golf Outing was successful with the dinner held at the golf course restaurant, outside. The date had to be changed last minute because of a power outage at the course. Several Groups who originally were going to play were not able to attend on the alternative day.
- Q. Cookson of 13 East Dune asked if we could have a committee formed in preparation for next year to come up with ideas for upgrading family events. Possible face painting, tie die shirts, crafts etc. A. We do have a social committee which includes two early childhood education teachers who will be overseeing this program, but we are always open to ideas. We have had for Art & Crafts on Wednesday nights, but the clubhouse was not open for such events this year.

B. Badges-Eileen: Badges Sales were up.

- Many owners are leaving badges for their tenants. OB Sales & Rentals, monitors and sells badges for us turning 100% over to the club. Air A & B and some other agencies do include the badges in their rental charge. Some owners do purchase the badges for their tenants. We will have to have a rental monitor in place. It is not fair to the club; we need the rental dollars to keep our dues down. Also, dogs are not allowed with renters. Some owners are charging \$100.00 extra to bring a dog.

C. Beach- Charlotte Flohl

- As everyone before me has mentioned this year has been different, however I believe the beach was our haven. We had a few rainy days, even a hurricane but fortunately, other than 1 day without electricity we enjoyed many other

days and look forward to a few more. With the Covid outbreak our Lifeguards CPR certifications was extended from the end of March until August 31st. With the new American Heart Association modified interactive computer program they were successfully completed by all that required updating. The new modified hands-on testing was completed at the clubhouse and they should all have their cards this week.

- Q. Resident of 3183 Ocean Rd. asked if we can someone rake the seaweed at the bay beach. A. Toward the end of the season we are shorthanded and guarding the beach is our priority. During the season this is usually done daily by the guard on duty at the start of the shift.
- As Michael said, “the beach will be open weekends in September, weather permitting”. As usual it has been my pleasure to work with these young people again this year and I look forward to it every year.
- I must mention, not only are the dogs a great problem at houses barking and howling when the family leaves, and defecating in our yards, but everyone seems to believe the beach is a dog run at night. There is a Township Ordinance that prohibits dogs on the beach **ANYTIME**.

D. By-Laws- Evan Murray

- Reviewing that there were 8 By-Law updates that were published since the Meeting. There is still one additional update to Article VII, Section 5 (g) Improvements Committee (1) Club Facilities and Properties to add in verbiage around obtaining (3) quoted for expenditures over \$225,000.00. This will be on the agenda for the June 2021 General Meeting.
- Q. A member asked if she could have a copy of the By-Laws sent. A. They can be downloaded from the website.

E. Clubhouse - Bill Lindner:

- We are meeting with an architect for preliminary plans and expect to meet with him, Bob Kuhne (Jim O’Reilly son-in law and a civil engineer) and someone from the town to see exactly what we can do. We expect to

prepare a virtual model of the building design. We will need to have a 2/3 approval of all attending at a quorum meeting to approve the financing. It is best that we have everything outlined and up-front before the recommended clubhouse solution is presented. A lot of thought and study will be put into this project before it is presented to the membership. Shane added: “this only preliminary and it will be well into 2021 before anything is presented.

- Q. Resident of 216 Gull Lane asked, “if we intend to share potential designs before April 2021?”
- A. Please note Shane’s statement above

F. Grounds & Maintenance - Anthony Loomis & Shane Skwarek:

- We would like to thank all our community members for keeping their properties well-kept throughout the season.
- We also would like to thank all the volunteers especially Jim O’Reilly & Joe Golebieski for all they have done to maintain and enhance the grounds throughout the community.
- Lastly, we are excited to share with you an upcoming project to honor Pat Daley. We all know of his great love for the families of Ocean Beach 2 and desires to always maintain a fun and safe environment for our children. That is why we are going to create the “Pat Daley Pavilion” while upgrading and enhancing our playground.
 1. Replace existing fence with an updated, safe, and visually and appealing fence.
 2. Eliminate the existing storage pen and open the view to our beautiful lagoon.
 3. Add picnic style tables and a sail for shade to encourage families and friends to gather at the pavilion.
 4. Gain storage space in the land deeded to Ocean Beach 2 by the township on Sail Rd (adjacent to the playground)

5. Relocate the entrance and bike storage off Harbor Drive while creating a safe entrance on Sail Rd with bike racks.
- After Pat's passing, we received several generous donations in his honor. We are also seeking additional donations to minimize the cost to the community. Please feel free to drop off or mail a check to the clubhouse to honor Pat and support this project. We also will be creating a digital donation page and will be sharing that shortly with the community.
 - Several members expressed positive remarks and are looking forward to it.
 - Q 19 E. Dunne Way asked if we would be keeping the badge checker.
 - A. We believe there probably would be a greater need after the enhancements.
 - Q. 216 Gull Lane requests that we please share the plans with the membership.
 - A. We certainly will once we have something more to show.

G. Improvements: Steve Mangeri

- Plans are starting to come in for work to be done in the off season. Nothing to start yet, plans are either with John McDonough for approval or Toms River Township.

H. Insurance-Terry Bouziotis:

- We have been shopping for new companies with Bill Condon to save some money. Other policies will just be moved to Bill as the broker of record. However, so far, we are pleased with the reorganization of our lower premium policies and are trying to best protect the club, but at the same time get the appropriate service we need and when possible a lower premium.

I. Marina - Steve Mangeri: It was a quiet summer, no significant storm damage, or related repairs.

- J. **Membership** - Eileen Barron: There have been 4 new member families since June, and 12 since last September, with more homes for sale now. Please notify us at the clubhouse if you plan on selling your house.
- K. **Nominating** – Anna Fiore, Steve Mangeri & Evan Murray:
- The 3 members whose terms are up this year are Terry Bouziotis, Charlotte Flohl and Anthony Loomis. Also seeking a seat on the Board is Eileen Reilly of Harbor Drive. Voting is being tabulated via computer as we speak.
- L. **Security**- Overall we had another great summer with only a limited number of security incidents. Many thanks to our security team for their outstanding job for dealing with these situations with extreme professionalism. It is not an easy job, but they handle themselves very well and should be thanked by the Ocean Beach 2 community
- Started with 2 staff in the truck on July 17th.
 - Total Reporting Days 89 from May 24th through September 4th
 - Total Day shifts - 27
 - Total Night shifts - 16
 - Total Weekends - 13
 - Breakdown of reported incidents 417 – 61% parking related.
 - Parking in the Street - 94
 - No Parking Tag - 163
 - Speeding - 16 (4%)
 - Noise Complaints - 30 (7%)
 - Drinking on the Beach - 9 (2%)
 - Dogs on the Beach - 46 (11%)
 - Kids on the Beach /on Guard Stands - 29 (7%)
 - Kids in the Playground after hours - 5 (1%)
 - Calls to the police - 11 (3%)
 - Additional Incidents with Security - 16
 - Implementation of a new Security log protocol to be more efficient and automate the log in process.

- Have installed No Parking Signs at the clubhouse parking lot and Gull/Mallard Marina. Second violations will be enforcing towing.
- Met with TR Police Sgt Gene Bachonski on Tuesday 7/21/2020. He is part of the Administrative Bureau Community Affairs Department. He brought along one of his Specials to the meeting as well.
- Thank you, Security from Boat Guy @ 207 Gull Lane. Cookson of 13 East Dune praised Dana and other nighttime security.

7. OLD BUSINESS:

- A. At this point Evan announced the results of the election in favor of the incumbents, Terry Bouziotis, Charlotte Flohl and Anthony Loomis.
- B. Q. Resident from 214 Canal states: "Through the years our past Boards have not put Flood Insurance on the Clubhouse. Have you considered putting Flood Insurance on the clubhouse so we can qualify for coverage under the Federal NFIP Act? Further on they added: The Flood Insurance gives us \$250,000 to \$500,000 building coverage. The members would not have to pick up that portion of the cost. A. We are aware of this being brought up before and the policy is very costly. We were able to put the current clubhouse back to the condition it is now in for less than an annual policy would have cost. We do have insurance on the contents, which we did collect on. However, this might be something to consider on a new building with a mortgage.

8. NEW BUSINESS:

- A. Q. 220 Gull Lane questioned the status of raising the clubhouse in place.
- A. That was an option that was discussed, however it has a few drawbacks, as does building a new one. That is why we want to meet with the architect, engineer and Township Building representative to see what our best option is.
- B. Q. 216 Gull Lane asked that we consider adding a kayak launch like OB 3 is planning. 45 West Tide asked that we include a kayak rental storage area.
- A. That has not been discussed yet. As far as a kayak storage area, that is something that might not be considered as storage will still be at a premium.

- C. The club has everything to go from the large shed next to existing building and space for an elevator and 2 bathrooms under the new building. A member at 234 Gull feels that this could be an insurance issue. 234 E. Seaway asked if the plans would be handed out the same day the membership is to vote on the clubhouse.
 - A. The committee hopes to have a 3 D model available for members to view before a decision is made. Q. From 214 Canal: OB III has come up with similar plans for a clubhouse which will cost \$2,500,000 and 3 Million. Are you expecting that our Clubhouse to be in that same range? Are you incorporating an elevator into the plan? A. Yes to both questions.
- D. 234 Gull Lane gave thanks to all the Board Members for their hard work and dedication as well as 256 Harbor Drive who thanked the Board and especially Eileen.
- E. A motion to adjourn was made by 107 W. Cove, at 10:01AM, seconded by 19 E. Dune.
- F. Majority in favor.

Respectfully Submitted

Charlotte M. Flohl, Board Secretary