



Ocean Beach & Yacht Club

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Minutes of the General Membership Meeting of Ocean Beach & Yacht Club II June 12, 2021

1. Call to order by the President Eileen Barron – Salute to the Flag

2. **Roll Call:** 2021 Board & Managers: President & Club Administrator - Eileen Barron, Vice President – William Lindner, Secretary - Charlotte Flohl, Treasurer - Terry Bouziotis.

Members- Anthony Castella, Anna Fiore, Anthony Loomis, Steve Mangeri, Shane Skwarek

There was a quorum of at least 50 signed in members present in the clubhouse with several more members attending virtually

3. **Presidents Report-** Eileen Barron: Thank You for coming, OBII has had a lot of activity with 20 house sales and closings since January, and our various committees have been working diligently to repair and upgrade out facilities. Today we are just looking to get a feel of the membership as to go forward with the clubhouse construction. There are no other options to be decided on today.

I want to thank Evan Murray for his service to the community, he will be moving, and we have appointed Anthony Castella to fill out this year and he will be on the ballot in September to fill out the remaining 2 years. At this point I want to introduce Marc DeLorenzo, Assistant Beach Manager, who is celebrating his 25 years as an OBYC lifeguard.

Marc reported that most of the beach is set up and it will be ready for opening day next week, although we have had guards on duty last weekend and this weekend.

Susan Smith of 109 W. Bayberry asked how many lifeguards we have and do we need all of them. Marc explained many of them are part time because of other jobs and school. The member from 217 Mallard asked if the Boogie Board Area could be segregated again as they believe it is a safety issue. Marc explained that it was something they tried last year, but the final decision is to how the Sand Bars are situated and what the water and tide are at the time. Marc announced that a Lifeguard Dinner would be held on July 9th, (this was changed later to July 2nd because of a wedding conflict for many of the guards.)

4. Minutes-Charlotte Flohl: A motion was made by G. Bowers of 227 Harbor Drive and seconded by the resident of 220 Canal to accept the minutes as published on the website.

Approved by a majority show of hands

5. **Communications** - Charlotte Flohl: The white loose-leaf book is available at the head table after the meeting for anyone who would like to see the correspondence and minutes for the past year

6. Treasurer's **Report** –Terry Bouziotis. Thank you to our bookkeeper and financial expert Dan Meyler. There are handouts at your chairs. All in all, our finances are in good shape. A couple of things in the works. It is the first time our Reserves are fully funded since Sandy. Improvements have been done to the Marina and the Playground area, thank you to the

Reserves and member donations. At this time there are 7 member households who have not paid their dues.

7. COMMITTEE REPORTS:

A. **Special Events** – Anna Fiore: The calendar is out, the lifeguard dinner has to be added, as well as any other event we may be able to fit in. It was difficult to plan as we did not know what size of an event we could plan inside or out. There will be:

- Bingo every other Tuesday,
- Ice Cream night on Thursdays \$1.00 for a serving.
- The NJ Medium will be here Wednesday July 28 @ 7:00pm. Tickets will go on sale next week and space is limited.
- Golf Outing on 8/5 @ the Pine Barrens, with the dinner back here at the clubhouse. They are looking for sponsors.
- Blood Drive is here 8/3

Check the website and bulletin boards for any updates. A virtual member wrote, “Thank you for all you do” Anna added, “Thank you to Joe Golebieski for all the pictures”.

B. Badges - Eileen Barron:

Last year we started checking badges at the playground, this year we are adding Ice Cream nights, please wear your badges. So far 2 deposits have been made from badge sales, one of \$900.00 another to \$1,050. and this is for the buying of badges for private rentals here at the club house. It is a line item at the OB Rental Agency, and they remit a check to us several times during the season. The other online agencies do not collect badge monies. Either the owner purchases the badges or the renter themselves.

Club dues could not stay at the price where they are without this large portion of income. Members can pick up badges after the meeting today. Every family member over 12 years of age should be wearing a badge. A member suggested using a bracelet rather than a badge. Eileen said, we will take that into consideration. This year the design was suggested by Barbara Foley (daughter of Walter Spader, an original owner) who suggested the Ships Wheel which was the design of the first badge OBII had.

C. Beach – Charlotte: At this point we have had lots of rain, but our pre-season workers are out there and as Marc said, walkways, storage boxes, volleyball courts, benches will all be in place for next week’s opening. This week you will still see them working and working out. There appears to be a few sandbars at this point, depending on weather and tides whether they will move or shrink. It depends on what type of swimmer, bather or surfer you are is to whether you like them or not. However, bear in mind there is a drop on the far side, that can be dangerous if you step down and the bottom is not there

and you can't swim well, it could be catastrophic. When the tide is coming in lifeguards are out in the water with a torp, for immediate aid, but don't be foolish, be cautious

D. By-Laws - Anthony Castella: There are no proposed changes currently, but we are constantly reviewing.

A motion to change the order of business to accommodate the time required for the clubhouse "meet with the architects" and move it at the end of all reports, was made by Anthony Loomis, seconded by Terry Bouziotis, approved by a show of hands.

E. Grounds & Maintenance: Anthony Loomis & Shane Skwarek: We sent a few weed letters not to be vicious but, as a reminder to maintain our community as weeds continue to grow. If there is a problem, we are here every weekend or e-mail us. As far as the Pat Daley Pavilion part of the playground Improvements. The Sitting & Picnic table area has been set up. We hope to have a cover soon. The first one selected did not work out because of the stanchions that would have to be planted deep into playground and a safety factor. The committee hopes to have this resolved shortly.

Eric Neglia asked about any possibility of reducing the wattage in the lights. Eileen mentioned that she is talking to the electrician Erik Rusk concerning this. Ms. Smith asked if other people aren't noticing all the violations?

F. Improvements – Steve: The member from 107 W Seaway asked about the problem with the mats where a couple of spots are buckling. It is a problem with tripping or trying to get a carriage over it. That is one of the things the lifeguards have been working at, placing sand underneath, and leveling the area out. It appears to have worked. Steve said the last day for construction work is the 19th. Susan Smith. We should throw out or enforce our rules, we set policies and don't follow them. It was explained, that if it is the shed, she was complaining about, sheds are now under Toms River and if she believes it is a code violation, call Toms River. If you feel there is a code violation, Toms River will inspect and issue a summons. Eileen said, "Speak to your neighbor nicely, the Board is not the referees, try and iron it out yourself".

G. Insurance – Terry Bouziotis: All policies were reviewed and re-evaluated, some policies the cost was reduced without reducing the service. We anticipate that we will have a busy season and an increased income from renters. With the increased minimum wage ladder each year we will continue to have an increase in wages, and we do want to maintain the quality of staff.

G. Marina – Steve Mangeri: We have a full capacity and should have a good year. We made some improvements to the Marina. The cable system was changed, not all boats were able to get under the cable the way it previously was. New pilings were put in where they needed to be replaced at the Clubhouse and Railroad Avenue. Christian Cookson

asked if we could drop people off or pick them up at the clubhouse Steve said there was a company who wanted to run a booze cruise from our dock. The liability would be too much we said NO. Rudy mentioned that there is a 22' Catalina Sailboat, that may not be secure.

H. Membership – Eileen Barron: There are 20 new families since January. Eileen asked if any new members are present. Eileen welcomed any new members present here or online.

I. Nominating – Charlotte Flohl: Anyone interested in having a seat on this board, fill out a profile before August 6th on the website. Incumbents whose seats are up this September are Eileen Barron, Bill Lindner, Shane Skwarek, for 3-year term and Anthony Castella for 2 years to fill the unexpired term of Evan Murray.

J. Security- Anthony Castella: Security is working weekends 8:00PM – 1:00AM. Outside of those hours call TR PD. We have to police ourselves. Speeding is an issue people were seen speeding coming to this meeting, the speed limit is 10 MPH. It was mentioned that W. Chadwick has speed bumps. They were put in because W. Seaway was made one way and all the traffic for W. Seaway and leaving the donut shop on Chadwick were speeding down Chadwick. Eileen said, every year the fire Marshall tells her this is illegal and hazardous to emergency vehicles. “This club body” had nothing to do with having them installed. Mitchell Adamus said we need to have occasional police surveillance. Anthony said, he will call the Toms River Barrier Island officer and tell him this is a big concern. Several examples of speeding were reported by members. Also mentioned is that Sunset time is a pandemic of dogs at the beaches. Eileen reminded us that it not only is our rule but a township ordinance with a fine attached. If you see repeated offenders call the police

K. Clubhouse – Bill Lindner: At the last couple of meetings it was mentioned that resiliency ensures that the clubhouse is maintained since Sandy. We want to make sure this community has a facility into the future and not do without one after another catastrophe. So, we did some preliminary planning and consulted architect Ron Berlin and his associate Peter. We have expended several thousand dollars into preliminary planning.

An active discussion ensued with some questions from members. Ron presented to us what his concept of our community is and his thoughts about the design fitting into the OBII history.

- Ron Berlin: I see this community as some old school-live in, close-cross generation – community of homes, need a home for everyone. Replace a building that is prone to flooding, part of it is below the flood level, plan to all codes, met with

town who gave their preliminary blessing. I offer to show possibilities, this is a test drive to open dialogue, but it cannot be done without showing. Don't get bogged down to the cost now it's a big step, it is a project meant for future generations. Working in the present footprint add pilings, a support level with tough timber and all bracing outside, to protect against high winds. Can see around 270 degrees light roofing stays cooler in the summer and has a possibility of solar heat. Left side port hole windows echoing the club's history, of the design of the present building. Space below is a social space, community recreation – space events. 2 staircases, ramp, elevation from the parking lot, corner open, elevator-code requirements big enough for tables, stretchers, storage, trash. Service next to the elevator, ground level office or ice cream service, potential for a/c and axillary heat. Summer experience is the priority. Trophy's anchor history, kitchen service space. Library-storage – 2 door elevators, food to go down. An angled ceiling toward the west with columns toward the water 11 ft, like the deck of a ship look out to the water, not fancy but the view is great. Structure outside frees the interior space. Can fold like out of doors. Replicate of all that exists here and creates an opportunity for future generations. Lots of glass will stand up structurally, talked to mechanics and structural engineers it compares to steel inside of tubing laminated 2 layers and tempered, harsh environment windows are impact proof.

- There will be a question-and-answer meeting at the clubhouse set up. (Since the General Meeting the date set for this this meeting is 8/14 @ 8:30 at 10:30AM.)

Mike Lipari- finance advisor from Seacrest and was a life guard there. (Mike has provided his Service gratis to this point). “Based on a 2.5 million as an example the builder wants money at each phase, When the building closes the interest starts. The estimate is 10 months till close 10 -15% disbursement builder requests this is held until inspection is completed and passed. We have reserves \$391,00 but that is collateral. What the approximate estimate summation is per household:

Choosing to pay:

1-time approximate assessment would be	\$5,080
Over a 5 year plan approximate payment would be	1, 150.00 a year

8. **Old Business:** Nothing further to discuss.
9. **New Business:** Nothing further to discuss.

10. A motion to adjourn was made by Roger Burns of 222 So. Lagoon, seconded by Gerry Vuoso of 213 Mallard Lane, approved by most members.

Respectfully submitted,

Charlotte Flohl
Secretary

Motion to approve:

Seconded:

Date: