



## Minutes of the General Membership Meeting of Ocean Beach & Yacht Club June 11, 2022.

The meeting was called to order with a quorum of 50 member families in attendance. Eileen Barron, President and Beach Administrator, led the Allegiance to the Flag.

- **Roll Call –**
  - *President & Beach Administrator* - Eileen Barron
  - *Vice President* - Shane Skwarek
  - *Secretary* - Charlotte Flohl -
  - *Treasurer* - Terry Bouziotis
  - *Members* - Anna Fiore-, Bill Lindner , Anthony Loomis – online, Sally McCorrison - and Mike Mercurio
  - *Bookkeeper* - Dan Meyler -
  - *Improvements Coordinator* - Allan May Absent
  - *Assistant Beach Manager & Co Chief Lifeguard* – Marc DeLorenzo
- **Report of Improvements Coordinator (Allan May)** – In Allan’s absence, Eileen reported that all Improvement projects appear to be finishing in time.
- **President’s Report / Administrator (Eileen Barron)** –  
The Board and their respective committees have been very busy in the off-season as you will hear in the committee reports. The Board meets monthly during the winter months and bi-monthly during the summer.

Our pre-season workers are preparing our beach and property for opening day on June 18<sup>th</sup>.

It feels wonderful to have a full Special Events calendar this year

The property appraisals from TR Township have impacted most of our residents. Unfortunately, our association was also hit with tax assessments. In the 74 years we have been an association we have had zero assessment on all club property. The tax assessor said that every property must have a dollar value, even if non-profit. The assessment for the bay beach/clubhouse area is \$975,000.00 and the playground \$712,000.00. We had the playground appeal hearing on Wednesday and the assessed value was tentatively lowered to \$84,800.00.

The Canal Lane project is completed, and Terry will speak about it in his report. The area around Railroad Way is a mess and we have contacted TR Engineering several times to have it regraded with stone at the beginning of the season.

Please raise your hand to be recognized, state your name and OB2 address. Please do not engage in debate among members, state your position relevant to the topic and address the board..

- **Treasurer's Report (Terry Bouziotis)** – Terry wished all members a Happy Summer and introduced Dan Meyler CPA, our bookkeeper who referred us to the attached Statement of Review.

Terry reported:

1. The Budget is on Track
2. The Reserves have been Funded.
3. All of us have been impacted by the increase in our property tax bill. The club has also been impacted and the Board is on top of it challenging on behalf of the club.
4. We also are still complying with the hourly minimum wage increase each year till it meets \$15.00 an hour.

All the above will have impact on our yearly dues.

5. The By-Laws Article V Section 1 states: any change in ownership is subject to a charge for the club changing and filing amended documents to the Township. That is anything changed in the manner in which it is currently listed. Inherited, change to an LLC, all change the listed owner of the house.
  6. Canal Lane – Terry mentions it here as he just happens to live there and the reason this street was done was because he and ALL his neighbors voted to have the street flooding repaired by the Town. Harbor Drive had this same option, but did not all agree to have anything done. He believes this is worth mentioning because it has made such a change. It is a good job, everything was put back as it was, Driveway aprons, were regraded and replaced. A lot of attention was put to details and normal flooding water does not come down our street anymore. Hopefully Harbor Drive will have another opportunity.
- Eileen introduced Marc DeLorenzo, co Beach Manager and co-captain of the lifeguards. There has been a book published about NJ Lifeguards, which you can purchase online. It features several of our guards with pictures and some statements.
    1. Mark reported all the lifeguards have passed and were certified.
    2. Last year there were 75 rescues, and everybody is still here.
    3. Thank you for the shirt sponsorship. The shirts are here for anyone who has to pick their order up.
- P. Johnson asked about the lightning detector that some towns are installing. Mark said that Ocean Beach III is installing one on their lifeguard tent, which will also alert our beach as it covers quite a distance.
4. Mark also explained about the newly used double red flags which mean NO WATER under any circumstance. Single Red means only allowed in the water with direction.
  5. Badges will be required as of Sunday AM. At the start of the season Badge Checkers will walk along the beach to check on badges.

There was a question as to who owns the beach? Eileen explained, the beach is owned by the Ocean Beach Company, we lease it. Each household pays \$5.00 a year to rent the beach.

John Mc Donough on behalf of the Ocean Beach Company gave permission for the easement work to be done on the beach.

- **Review of the Minutes (Charlotte Flohl)** - The Minutes have been posted on the website for members to review, A motion was made by Joe Wentzel of 103 W. Cove, seconded by Roger Burns of 222 S. Lagoon, followed by a majority hand vote to accept the minutes.

- **Committees –**

- A. Special Events Committee (Anna Fiore) –**

About 2 years ago we initiated and applied for a license to have Games of chance, meaning cash Bingos and a cash raffle to be held each summer for the whole season. It is to be a 50/50 raffle to benefit scholarships for Marine Environmental Sciences, for children's games, for advanced lighting, emergency signals that will enhance the safety of the neighborhood, etc. Everyone will be getting one booklet in the mail shortly with 10 chances to win. Each chance is \$10.00 for you to sell, keep or return as you wish. Prizes will be 1<sup>st</sup> 30%, 2<sup>nd</sup> 10%, 3<sup>rd</sup> 5%. Drawing is to be September 5<sup>th</sup>. 2022 for this year. For tax purposes this had to be established outside of the club and a foundation was formed, which is self-sustaining. It has been a long-drawn-out process and had to be approved by the state and the municipality.

Thank you for all of you who attended the Tree Lighting and the Easter Egg Hunt. Thank you to anyone who has volunteered.

We are excited about the great calendar. We have planned Ice Cream Social, Field Days, Movies, Bingos, – WATCH THE CALENDAR! Coming up first is the Lifeguard Dinner. Also, we will have a Wine Tasting, A Food Truck Friday, a Halloween Truck or Treat. Mrs. Cookson is planning a Corn Hole Contest. If interested please contact her directly. She is needing Corn Hole Boards for the Day, 32 people to sign up to participate as well as volunteers to help.

All events can sign up and purchase tickets beginning 6/18. We can not add to the calendar at this time. Events are all planned and vendors in line.

A member asked about the Casino night. Anna explained a company comes in and sets up different types of tables. You purchase chips and winners receive prizes.

- B. Badges Committee (Eileen Barron) –**

- Badges are available for distribution after today's meeting.
- REMEMBER – Do not leave badges for tenants
- Wear it in a conspicuous place so it can be seen.
- We are being stricter with the badge checkers, keeping their eyes on people walking on the beach. If you leave for lunch, take your badge with you.
- OBYC is 74 years old. Next year we celebrate a big anniversary. We are planning a Badge Design Contest. You can submit a graphic of a photo entry, leaving space for the Badge number and OBYC. It should be a fun thing. Maybe T shirts, a tent party, burgers etc,

- C. Beach Committee (Charlotte Flohl) –**

- The committee consists of Eileen, Bill Lindner, Tom Barrett Sr, Jim O'Reilly and our Co-Managers Mike Barrett and Marc DeLorenzo. A very diversified group with an expertise in their respective fields to bring to the day-to-day operation and the maintenance of our beach, equipment and training.
- We meet every Sunday morning to review the week, make recommendations, review first aid procedures and drill the guards.
- The Mobi Mats at the end of the dune cross over – beach side, were not re-moved by the town last year and at this point are buried under about 2 feet of sand. This was just discovered. It is not only our beach but all other neighboring Toms River Beaches. This occurred "because of a change of personnel. Well, they thought, " it would be Ok to leave it till the season is over as they removed their equipment already". Our walkway to the sand, benches, showers and water fountain could not be put in because of an uneven drop, so Eileen persevered, and it will be done. We might have to close off one crossover while work is being done at bottom, but it should be done by the 18<sup>th</sup>.

**D. By Laws Committee (Mike Mecurio)-**

The Committee consisting of Mike, Eileen, Shane and Joe Wentzel of 103 W Cove Way have been meeting since January and reporting to the Board at monthly meeting since April May & June. Their review consisted of 24 pages that only a lawyer wants to read.

For Clarification: By-Laws require a membership vote.

Rules and Regulations are approved by the Board

In summary – the beach and community have rules, (some guided by Township Ordinances, others by community cooperation. It is the committees endeavor to follow the rules by creating community awareness IE:

**Rules & Regulations:**

**Light Snacks and small coolers.** We had voted previously to try out the allowance of light snacks. If the badge checkers stop you because of a questionable cooler size, do not give them a hard time, they are doing their job. "No Alcoholic Beverages are permitted to be consumed on the beach at any time".

**Speed Limits.** All OBYC II street have a speed limit of 10MPH, which is posted, but frequently not obeyed. With community awareness, this should be observed at all times.

**Dues:** Commencing in 2023 all membership dues will be the same, regardless of the size of the house. Each household will receive 8 badges. Larger homes will be allowed to purchase up to 10 badges at an incremental cost.

**Bylaws:** Updating, changing wording, These require a community vote and will be presented at the fall meeting. IE: Article 5 Section 1, pertains to Rules and Regulations and should be taking out of By-Laws. It is regarding the structure of the fee schedule for fines.

**E. Clubhouse Committee (Shane Skwarek) –**

1. At our last meeting, the Clubhouse was a hot subject as we voted on a possible rebuilding project. The community voiced its opinion, and the Clubhouse Committee will not be pursuing any other plans to rebuild at this time

2. Despite the fact that the project was shot down by the membership, the problem of flooding persists. The clubhouse took on water at least 7 separate times during the off season.
  - We were fortunate to have community members available to help clean up most of the times.
  - We did have to call in a professional cleaning company to do preventative mold maintenance, which did cost several hundred dollars.
  - We were fortunate to have community members available to help clean up most of the times.
  - We did have to call in a professional cleaning company to do preventative mold maintenance, which did cost several hundred dollars.
  - As help gets extremely scarce during the off season, the Clubhouse Committee is leaning towards retaining a professional cleaning service every time the clubhouse takes on water.
3. We had a handful of rentals this past off-season, which is an obvious up-take from the COVID era.
  - Many non-members and former members have inquired about renting the space; however, our insurance and tax liabilities prevent this from happening.
  - We did increase the Clubhouse Rental Fee to \$275.00. We are exploring options to present a tiered fee structure, which would allow for shorter events and longer events to have separate fees.
4. We are exploring some “quality of life” – style upgrades for the clubhouse, including such things as upgrading the sound system, improving community internet access, etc. as a way to promote more engagement by members . Of course, we are reluctant to do anything that could be impacted by water damage- or that we could not re-use/repurpose down the line.

### **Technology Upgrades**

5. We’ve wrapped “Technology” under the umbrella of the Clubhouse as it seems be a natural fit.
  - We’ve launched a brand-new Member’s portal, which allows all homeowners to access their OBYC account , update their account information, file complaints, inquire about events, clubhouse /marina slips, fill out their improvement’s applications, and much more.
  - This portal is exclusive to the homeowner registered on the title and will accept a single account per household. You must have an up-to-date email on file to gain access.
  - If you have trouble accessing the account, please use the “Contact” form on the website and select “Technology” to submit an inquiry and I can look into it when I’m back to my desk.
6. We also allow for Dues Payments directly through our web portal – it takes all of two minutes to process your dues, so there’s really o excuse for late payments anymore.

7. This technology roll-out is several years in the making and as our membership becomes more accustomed to it, we'll continue to seek ways to improve communication with the community through our web portal and social channels.
  - A year ago, we had e-mail addresses for maybe 30% of our membership. Today, we have e-mails for close to 80% or more. This will allow us to begin sharing direct updates via e-mail, that we don't necessarily want to be posting on our social channels.
8. We have been rolling out @obyc.net email accounts for our administrative staff and Board members, as well as distribution email lists. This should help to improve the communication you, as a community have with members of our various committees and our Board.
  - Please do keep in mind, however, that Board and Committee members are all volunteer. As such, you may not get an immediate response to an inquiry, as the majority of those volunteering also have full time jobs.
  - I know personally, I set aside one-day per week to focus strictly on OBYC items, outside of emergencies. Please be patient!

**F. Grounds & Maintenance Committee (Shane Skwarek) –**

1. As many have seen, the Pergola has been erected to help bring together the “Pat Daley Pavilion”. The structure was purchased as a prefab kit and constructed by Allan May.
  - We want to thank everyone who donated towards this project and apologize, formally, on the delay in its being completed.
  - We encountered a lot of delays during the process, including those that seemingly impacted – and continue to impact every facet of our society as a whole.
  - We also got a bit of a pushback from the Township for our setbacks and were told we were not allowed to build our structure up against the back fence, near the water, as originally intended. Trying to appeal this ended up being a fruitless effort.
  - In place, we're going to put up some temporary games – such as cornhole, to make use of this area and possibly another table.
2. We strongly discourage everyone and anyone from climbing on the pergola, Pats' perch Memorial or any of the other structures in or around the playground, unless that is their intended usage. We do not want to see folks getting hurt.
3. Moving forward, we're going to reinspect our playground equipment this season – a practice we had done professionally two years ago – and try to identify ways in which we can upgrade the experience for our children.

**Weeds Report:**

4. In terms of Property Upkeep & Violations – the infamous “Weed Letter as they are dubbed, did go out a few weeks ago. We performed our annual inspection a week later than normal.
5. We know that each of you take tremendous pride in your properties, and we respect that. So, if you received a letter or receive one in the future, please do not take it to heart- our initial letters are merely a reminder to take care of your property. Having your name removed from the list is a very easy process.
  - In fact, we created a new “Reinspection” form on our website where you very quickly request that your property be re-checked so that your name can come off the list.
  - You also have the ability to upload a photo, which helps us to remove your property instantly (rather than waiting for a committee member to get back down to the shore).
6. This is an incredibly subjective process, and we try to be fair to both you and your neighbors. So please do not take personal offense to it. My property is generally always on the initial weed list, and I have to clean my weeds every week when I get down.
7. Moving into the season, we’re also aware that there are several properties who become delinquent after picking up their badges and create problems for the rest of the community – be it aesthetically or creating a safety hazard. As such, the Grounds Committee has made a recommendation to the By-Law Committee that would impose fines to blatantly delinquent property owners. This will likely be covered in depth during the By-Laws section, but the abridged version is that this would be a tiered fine system that is designed so it purposely does not impact the people that have a little bit of weed growth while they are away- it is designed to impact those who blatantly are disregarding our community rules and allowing their property to be out of control.
8. **This will not go into effect this season. We are merely bringing it up now so that we can get your feedback, and will vote on it during our end of the season meeting.**

**G. Improvements Committee (Bill Lindner)** – Bill reminded us that the cut off for construction and improvements is next Saturday the 18<sup>th</sup>.

**H. Insurance Committee (Terry Bouziotis)** –

- All policies are paid and up to date. There has been a slight increase in the price of some policies.  
Shane has been looking into Cyber Insurance Policy.  
Roger of asked what cyber insurance would cover. Shane’s definition of Cyber Insurance is “

**I. Marina Committee (Anthony Loomis)** given by Shane Skwarek

Thank you to all the members who have registered and rented slips for the current boating season ending November 30<sup>th</sup>.

1. We have 19 of the 24 slips rented.

- Four open slips are all located behind the clubhouse and one at the 35 S. Marina
  - They are available to members for \$675 for the season.
  - Please contact [Anthony@obyc.net](mailto:Anthony@obyc.net) if interested.
2. We are continuing to look into solutions for Kayak/Paddle Board Storage and launch, but have yet to come up with a safe, viable and cost-effective solution.
    - All storage solutions explored thus far would minimize parking and create significant insurance liability to the club.
  3. One solution, a member did come up with on their own, was to rent a boat slip for their personal storage and use.
    - If others are interested in doing so, they are welcome to reach out.
    - Also, if anyone is interested in volunteering their time or expertise to help.

**J. Membership (Sally McCorrison)**

1. Sally, as a new member to the Board said, she is so impressed with this Board and how busy everyone is and the confidentiality that is kept on individual membership business while maintaining a transparency on club business.
2. Sally is keeping very busy herself, preparing for a New Member Wine & Cheese Social to be held within the next couple of weeks. We are waiting on the delivery of the remaining totes to be given to each family with a picture of their OBYC house. These totes will be presented with tokens and ads from a few local businesses. As of this date there are 38 new families in 2021 and 14 so far in 2022.

**K. Safety (Mike Mercurio)**

1. Mike reported that there has been some turnover in staff, but all tours are covered. Gene Palermo has left after several years with us., but we are fortunate in finding Luke Springer who has ties to the community. He is a recently discharged military veteran, who will be attending graduate school, so he does have summers free for a year or so. Dave, Laurie and Dana will be returning.
3. They have a tough job to keep the community safe and peaceful, and approach their own neighbors because of conflicts or rule infractions.
4. Luke will be using the bicycle frequently, a) as he prefers getting through some of the narrow access streets, 2) the price of gas . So, if you see the yellow security shirt on a bicycle its Luke patrolling.
5. The weekend of the picnic alone there were:
  - 20 incidents- 13 cars parking on the road ( all 4 wheels should be off the road)
  - dogs in the Clubhouse Parking Lot – dogs on the beach late at night.
6. We are attempting to create awareness first, but blatantly disregarding township laws (which are No Street parking and No dogs on the Beach) may be a need for contacting the police. 2AM Noisy party – call the police.  
THIS IS A COMMUNITY EFFORT.
7. The Township Committee has voted to continue the COVID curfew in an attempt to curtail the teens hanging out at Wawa. When the police move them on from there, they come to the local neighborhoods and beaches. There also is the problem of teen un-



chaperoned parties and pop-up parties with hundreds of strangers showing up.  
Again THIS IS A COMMUNITY EFFORT – call the police.

**L: Old Business:** None

**M: New Business:** None

**O. Adjournment** – A motion to adjourn was made by Roger Burns, 222 So. Lagoon Way, seconded by Tom Brzozowski 211 Melody Lane, followed by a positive of show of hands @ 10:25AM.

**Respectfully submitted,**

*Charlotte Flohl, Secretary*

**MOTION TO APPROVE:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_