



General Membership Meeting of Ocean Beach & Yacht Club

Saturday September 3, 2022

@ 09:00am

- Roll Call – Present
 - *President & Beach Administrator* - Eileen Barron
 - *Vice President* - Shane Skwarek
 - *Secretary* - Charlotte Flohl,
 - *Treasurer* - Terry Bouziotis,
 - *Members* - Anna Fiore, Bill Lindner, Mike Mercurio
 - *Bookkeeper* - Dan Meyler

Absent:

- Anthony Loomis
- Sally McCorrison
- **President's Report (Eileen Barron) -**
 - We had a great season filled with many activities, beautiful beach weather, and most of all a safe summer!.
 - The winter Public Works schedule begins next Monday. Garbage pickup will be every Monday (Tuesday next week due to Labor Day) , and recycling the second and fourth Monday of the month every other Monday.
 - Our Fall Workday will be next Saturday the 10th of September starting at 09:00. Please come out and give us a hand. As always we will have a dumpster that our community may use after the workday. It is provided by Toms River Township without cost to us .
 - As we discussed in the Spring meeting, the new tax assessment has impacted our community. Unfortunately, our association received tax bills that were never received in the history of the club! Prior to 2022 we had zero assessment . The clubhouse was assessed for \$200,000.00 and the bay beach and parking lot areas for \$875,000.00, which comes to approximately \$16,000.00. We were also assessed on our playground for over \$700,000.00. I appeared for an appeal which will be about \$500.00 in taxes. We plan to appeal the clubhouse assessment in the Spring. Thank you to Bill Lindner for his assistance with discussions with attorneys..

At this point Eileen introduced Michael Barrett, our Beach Manager who celebrated his 25th year as a Lifeguard this year.

Michael reported, we had a good safe summer with mostly great weather.

- We enjoyed a delicious, well attended Lifeguard Dinner to start off the season. Thanks to Andy Fiore and his crew.
- We had a successful competitive season, placing 1st in all but 2 competitions and in that case we placed second.
- The younger.1st year guards will be competing in a couple of day.

At this point Eileen introduced the candidates for the Board vacancy. There are 4 candidates for 3 positions. Your ballot is for you to select 3 of the 4 names listed. Each candidate will briefly tell you about themselves.

1. Clarissa Adams “I bought my house in January of 2021, but not my first time here I worked as a Badge Checker as a young teen. I am now married and a mother of growing children who are now enjoying OBYC.”
2. Anna Fiore – Many of you know me, we have owned it here for 34 years I have been on the Board 3 years, my husband Andy was a Board member for 13 years, and we are now grandparents. I have been in charge of Special Events, through the COVID years and now again, we will be enjoying a full calendar.
3. Bill Lindner – My parents purchased their first home here in 1967, so I believe I know what the community wants and needs. I am a former lifeguard, and my son is a present lifeguard and am proud to serve the community.
4. Sally (read by Mike Mercurio) – Sally is spending time with her new granddaughter out of state. She has owned here 27 years and her son grew up here summer vacations. She just completed her 1st year as chair of the membership committee. She strives to serve and feels we have a lot more to do.

- **Minutes (Charlotte Flohl)** The minutes of the June General Meeting have been online for review. A motion to approve was made by 225 Melody Lane, seconded by Glenn Beyerl of 216 E. Shell, followed by a positive voice vote.

- **Treasurer’s Report (Dan Meyler)** – Copy of Handouts Attached:

• <i>Operating Accounts</i>	110,208.00
• <i>Reserves:</i>	450,738.01
• <i>Lifeguards:</i>	12,924.00
• <i>Special Events:</i>	12,026.88

Statements of Revenue and Expenses were handed out for review.

- We adhered very close to the budget this year.
 - The club’s dues will depend on the taxes.
 - Also, the minimum wage increases continue to be increased in 2023.
 - Special Events brought in about \$12,000-\$13,000. All expenses are not tallied as yet with the Golf Outing which is approximately \$7,000.00
 - The Reserve Funds will be allocated in September.
- Several questions came from members
- a. Mr. Pryblich of 207 Gull Lane asked if these taxes to our club, are being applied to all the other clubs.
 - b. If the property had been re-developed would it be more?
 - c. Silver Beach has Tennis Courts is that included?
 - d. Mrs. Corbett of 122 E. Seaway asked if we would be getting more services, how about a right to vote?
 - d. Several other persons mentioned lack of services, i.e., no ambulance service in the area, have to come from Toms River.

It was stated that the Board Members can only have a say on property they individually own, someone from the Board can represent the club, but we can not represent you. We are all feeling it, but only you or your attorney can appeal your property taxes.

- **Committees:**

Special Events Committee (Anna Fiore) –

- Thank you to all the members who supported our events in attending, as well as the volunteer workers.

- Linda Shields, the NJ Medium was a sell out
- This year we introduced a Corn Hole challenge which was well attended, every slot filled.
- The only cancellation was the Casino Night as the pre-sale of tickets did not show sufficient support.
- The Wine Tasting only had 9 people attending, probably should have been cancelled, as we had agreed to a minimum and it was not met. It was enjoyed by all attending and they did sell wine.
- We will be meeting shortly to try and have the calendar settled and published early, so we can start selling tickets at the Memorial Weekend picnic.
- Ahead- we have:
 - a. September 10, 09:00 Workday next Saturday @ 09:00 @ the clubhouse- lunch served.
 - b. November 26 Tree Lighting with Santa

Any ideas see me after the meeting.

Badge Committee (Eileen Barron)-

- As previously announced, we are having our 75 Anniversary in 2023. We are having a badge design contest and will be showing the entries on the Web site. I would like some volunteers along with the Board to serve as judges. Any member can serve that has not submitted an entry.
- : Volunteers to serve were:
 - Clarissa Adams
 - Dana Mercernier
 - Lizzie from 17 E. Dune
- We already have several great entries.
- We have to do better- many members are leaving their badges for renters. The income from badge sales is what keeps YOUR dues down to the price they are. If the club did not have this income dues would be higher. We are a not-for-profit organization and the income we receive should be more from members. We are trying to make different arrangements with the rental office so that badges would be billed to the members renting their house for them to pay the club and they would have to pass the charge on to the renter.

Beach Committee (Charlotte Flohl)-

- As Mike mentioned we enjoyed a safe non-traumatic injury summer. Our young men train hard, workout daily and have studied hard, to become the success they are, and they are all members of children of members in OBII – Thus the boat “Homegrown.”
- We have the usual problems with some persons who seem to think the rules are only for members not for me “, I’m paying a lot of money for a week so I should be able to do whatever I want. Usually, it involves drinking openly on the beach and being downright vulgar and belligerent. It is a LAW not to be drinking on the beach One particular group,(it started on a Saturday after they checked in, they were spoken to by Mark- one day, Michael the next day and they became obnoxious and insulting, to the point they were told if they continued to behave in this manner the police would be called. For the rest of the week, they did confine their drinking to the beach front house they were at, but their beach activities certainly required an increased awareness from our guards for safety reasons. The owner of the house when advised, voluntarily advised the office they did not want this group in the house in the future.

By-Laws (Mike Mercurio)-

Thank you to the rest of the committee of Eileen Barron, Shane Skwarek, Joe Wenzel. We were able to go through the Rules and Regulations and recommend updates or

wording to agree with the same points when mentioned in the By-Laws. Rules and Regulations are passed by the Board. By-Laws require a membership vote. What was done to update and make it easier for members to follow was to take out all mention of Fees **in individual Settings and make a fee schedule page** . **Therefore, you have only one place to look to find out what a fine or fee is and the cost.**

- **Clubhouse Committee (Shane Skwarek) –**
 - a. **Rentals scheduled: January 16 & March 9.**
 - b. **There is some interest shown in summer rentals, The objection is mainly parking, we will be re-visiting.**
 - c. **There are about \$5,000.00 in improvements to be done.**
 - 1. **Improvement to the sound system**
 - 2. **Replacement of the slider door and kitchen window.**

All has to be scheduled outside of rental dates, within allocated funds and hopefully volunteer labor.
Goal: To utilize the clubhouse with increased hours

- **Grounds & Maintenance Committee (Shane Skwarek)-**
 - a. There was a complaint regarding the property on the corner of Rt 35 and Harbor Drive that is Not owned by a member but a developer. Eileen contacted the Realtor, and the weeds were cut.
 - b. On weed issues with your neighbors, please reach out to them, first before it becomes a board issue.
- **Improvements (Bill Lindner)**
Construction may commence next week September 10th.
- **Insurance Committee (Terry Bouziotis) –**
All policies are up to date.
- **Marina Committee (Anthony Loomis) -**
We had a boating incident, one evening about 9pm a boat with several persons drove right toward our Bay Beach and hit the dock. Several lifeguards were on Barrett's deck and ran over. They observed the people and thought they were under the influence. The local police were called and said, "it was a Harbor Police concern, and they did not respond. In the interim the boat was restarted and off they took. Our Guards did copy the Boat ID Number and gave that to the police, and it turned out to be an invalid number. The fortunate thing was no one appeared to be hurt, but now it has to go through our insurance for the dock to be repaired.
- **Membership Committee (Sally McCorrison) –**
A new member reception was held. Bags with the picture of their house were presented to all new 2021 into 2022.
New members included a name change on the deed.
- **Nomination Committee: (Charlotte Flohl)-Nex**
Next year the Board members whose terms expire are:
 - Terry Bouziotis
 - Charlotte Flohl
 - Anthony LoomisAnyone interested in serving on the Board, fill out the Profile Application on the Website and submit it prior to August 2023. (Exact date to be announced)
- **Security/Safety Committee (Mike Mercurio) –**
Will be looking for security personnel for next year, anyone interested apply through Eileen or Mike, as we will have an opening.

- **Old Business –**

Results of the Voting was announced:

Bill Lindner and Anna Fiore were voted in. There was a tie in the number of votes for Clarissa Adams and Sally McCorrison. Initially, in checking through our By-Laws we did not find any referral to a tie-vote decision, therefore we referred to Roberts Rules of Order, which stated a revote is to take place. As many people had left and we did not have a quorum present, it was felt that we would have to call another meeting. Subsequently, we did find in the By-Laws in ARTICLE VII BOARD OF GOVERNORS, OFFICERS, AND COMMITTEES SECTION 1 – ELECTION

“In the event of a tie, the Board of Governors, by majority vote shall choose the Governor-elect from among the tied candidates”. A subsequent vote was taken, and Sally McCorrison was elected.

- **Adjournment –** A motion to adjourn was made and seconded and approved @ 11:22am.

Respectfully Submitted,

Charlotte Flohl
Secretary

Date: _____

Motion to Approve: _____

Seconded: _____