



## Minutes of the General Membership Meeting of Ocean Beach & Yacht Club June 10 2023. 09:00

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 Absent*
  - *Members - Anna Fiore-, Bill Lindner , Anthony Loomis – Absent, Sally McCorrison - and Mike Mercurio*
  - *Bookkeeper - Dan Meyler -*
  - *Assistant Beach Manager & Co Chief Lifeguard – Marc DeLorenzo*

- **President’s Report / Administrator (Eileen Barron) –**

Eileen welcomed everyone to our 75<sup>th</sup> Anniversary Season here at OBII. It was established August 8, 1948 and to many “The Happiest Place on Earth”.

The pre-season workers have been diligently working and the beaches are readied for enjoyment.

We were billed property taxes last year for the first time. Prior to this we were Tax Exempt. This involves all the beaches in Toms River. We are in the process of challenging the amounts charged thus far, some properties have not been billed yet. We have been successful in reductions on 2 properties, but the attorney bills 40% of the saving for the first year. We were able to reduce the original appraised value of the property as it does not have a resale value, as the deed states it can never be used as commercial property, so it is only good for what we are using it for now.

- **Treasurer’s Report –** See Handouts prepared by club Bookkeeper, Dan Meyler, Dan does a Great Job!. The Statements reflect the last 5 months of 2023. Everything is running smoothly. Thank you to those of you who have paid your dues in a timely way. They are primary source of Income, and we depend on them to get the beach up and running. There are still 11 families that have not paid, one of which we have a lien against the property. We have fully funded the Reserves again this year. The Budget will be increasing in the future because of the raising minimum wage, the Toms River Tax Levy.

The Board works diligently to keep the working budget down each year, but outside increases are beyond their control. You should be proud of their dedication.

- **Review of the Minutes (Charlotte Flohl)** A motion to approve the minutes of September 3, 2022, was made by Maureen Corbett 12 W Seaway, seconded by Arne Mattson of 230 Gull Lane, ratified by majority present.

- **Committees –**

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

The picnic was great. We have an easel set up here in the clubhouse of a large blowup of our calendar for your reference anytime you're here. We have several great events planned. The Lifeguard Dinner, a trivia Night, a Friday Night Truck Dinner Night, Karaoke Night, NJ Medium, Korn Hole Contest. A 75<sup>th</sup> Anniversary Dinner for persons over 21 years of age @\$75.00 a person capped @ 300. This will be a GALA Event.

I will mention the Foundation here – everyone should have received a chance book in the mail, sell them to your friends -neighbors, or keep them for yourselves. The monies are used for: Marine Study Scholarships – Donation to Save Barnegat Bay – Ocean Beach fire Department.

We will also be having Open Clubhouse Nights scheduled, for member use on some evenings- check the calendar.

- B. Badges Committee (Eileen Barron) –** Badges are available today after the meeting.

Opening day is June 17<sup>th</sup> and they will be required for Beach and activity entrance. There are 17 homes entitled to purchase additional season badges at \$70.00 each as they have more than 2 bedrooms. All the rest received 8 badges. Additional people would have to purchase daily badges. Kate Condon designed the 75<sup>th</sup> Anniversary Badge. Please "DO NOT LEAVE BADGES FOR YOUR TENANTS, this is a Rule Infraction and would result in a fine for you. This Income Keeps your cost of Dues Down.

- C. Beach Committee (Charlotte Flohl) –** he pre-season workers and the Lifeguards have been working diligently to ready the Club Properties and Beaches for next week's opening. New storage boxes for the Beach have been constructed by Jim O'Reilly. Many of you have noted that the original Dune Fences are almost buried . The town plans to remove them in 2024 for safety reasons. Dogs remain a problem. This is not only our rule, but is a township ordinance and state law. You can be cited. NO DOGS means yours, mine etc. NEVER! It's a Health Violation

- D. By Laws Committee (Mike Mecurio)-** Up-to-date copies of the By-Laws and Rules and Regulations are available here for everyone. If not communicated to members they may not be understood. Everybody should take the time to read what our community is about. We want it to remain a FAMILY PLACE and we STICK BY THE RULES. It was not pleasant here Memorial Day Weekend. Many Incidents reported. To put it all in perspective -We had trouble staffing Security. It is a difficult job, approaching your neighbors, and becomes more difficult when Alcohol is involved. It is a difficult challenge for the Board as well. Therefore, in being proactive and because of the events of the past holiday weekend, we have changed the Rules and Regulations concerning excessive noise. If you have tried speaking to your neighbor and/or they ignore you Call the TRPD. There is excessive noise ordinance. The Board as of June 6<sup>th</sup> instituted a fine of **\$100.00 for a second occurrence, with graduating steps which can lead to Suspension of Membership. (See Current Rules & Regulations, available online or at the office)**

**A member spoke up and said, she had excessive noise from 8:00Pm – 01:00AM, called Security and finally the PD, what are the steps?**

Mike asked if it was Memorial Weekend, to which she answered the affirmative.

He confirmed that we did not have any Security available that weekend. The Board has discussed the hiring of an outside agency for coverage if we can't find suitable members. Our surrounding beaches did not have security working as yet either.

In the future on a complaint of Excessive Noise or disturbance, whether it be made to the Board, or PD, the owner will be issued a warning. On the second offense a fine of \$100.00 will be rendered and additional steps possibly leading up to Membership Expulsion.

Some of the complaints registered were:

1. Noise
2. Public Urination
3. Speeding (Cars, carts, motorbikes etc.), we do not have the authority to pull anyone over. This is a PD matter.

Several members reiterated similar complaints, one lady stated it says in our By-Laws that on the Beach "No glass Bottles, no Alcohol, no smoking, no vaping, she saw a person with a large cooler, drinking excessively.

Another resident said she does not want to see anyone in harm's way, but she had a neighbor with excessive noise and she tried to get security from 8:00pm 1:00Am and then called the TRPD.. It definitely was Memorial Day weekend.

A resident also complained of a man with a large cooler on the beach drinking excessively. The By-Laws state "No glass bottles, No Alcohol , No Smoking, I assume that means Vaping as well.

A gentleman said his neighbor is smoking marijuana in their own yard. What Can we do to protect our children? This is a significant nuisance when the fumes and vapors are coming into your air space and impedes homeowners' enjoyment of their home.

Another gentleman asked what we can do to protect our children when his neighbors are smoking marijuana, this is a significant nuisance and impedes homeowners' enjoyment of their home. Can we complain to the Board and address it as a "substantial Nuisance".

Mike at this point prevailed on the goodness of a community member who has volunteered much time as an advisor to the By-Laws Committee – Joe Wenzel. Joe is a practicing attorney in NJ.

"As NJ voted to decriminalize Marijuana, this is a new nuisance to us all, we have never had this problem before. You cannot stop them from smoking, in their own premises, only in non-smoking areas. Report behavior to the Board if the person harasses you or disrespects you. There are no legal ramifications unless they are smoking in prohibited areas. You cannot call the cops on juveniles smoking. The cops are not allowed to search them or notify their parents. We can not add more restrictions than the state, if they allow it in public places other than where Smoking is not allowed and certainly cannot be dis-allowed on someone's own property.

Bill Sansone of W. Tide Way asked if security discloses where a complaint comes from. Mike said, "it is not our policy to give out the name of someone who registers a complaint. Rudy Chiti, Harbor Drive, said problems also occur with boaters and young people running at high speed in No Wake Zones. Kids don't understand that the break begins beyond the Breakwater.

Another problem is lights shining in the neighbors' windows. When you have a night light on a timer you should check where the light points before you set it for the season.

Wood Fire Burning is not permitted.

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

Rentals planned for this summer .

The parking policy will continue.

A new sliding door has been installed in the doorway you entered; it is working well. Thank you Jim O'Reilly.

A new audio system is installed and working. Still not connected outside, but will be done for the summer season.

Water was taken in the club house on 7 occasions this past winter. We are having professional cleanup for major events and mold remediation. The biggest hit was back-to-back days. The cost was \$3,000.00 for pre-mold treatment and monitoring.

**F. Grounds & Maintenance Committee (Shane Skwarek- Sally McCorrison)** Weed evaluation is being done later this year. We will begin tomorrow. This will give owners a longer chance to have it completed. No major projects noted as yet. Letters are not to be an insult, but a reminder. We also will be doing spot checks during the season, fines will be implemented for habitual unkempt properties, including fencing. When you have remediated a problem, take a photo and send it to us.

A neighbor mentioned 120 W. Dune as a habitual unkempt property. We are aware of, and it has been reported, to Toms River, a summons was issued, and they have two weeks to comply – of which one week is left. We are aware there is dog feces (others walking their dogs there and not picking it up. Critters have been seen. Complain - to TR Code Enforcement, 732-341- 1000 X 8440. It is a Health Hazzard. As far as the town is concerned they will not cut unless it is higher than 2 feet. We are all together on this. Don't walk your dog there. Residents call Toms River, the more calls from residents the better.

Play 6 Fence is to be installed at the Pat Daley Pavilion

**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 up-to date as per Dan Meyler.

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

**J. Membership (Sally McCorrison) –** please update your profiles on the website, so that we have for, if current numbers to reach you. There are many reasons the office may need to reach you for- if something concerns you personally or your property.

We have 46 new member families, collecting \$33,000.00 in new fees.

**K.Safety (Mike Mercurio)** Report was combined in with the By-Laws committee. The Security force will be starting next weekend. June 24, 2023

**Old Business:** None

**New Business:** Carol of asked about an end of the season picnic. Many people recollected that we did this many years ago, but stopped as many people are gone by the Labor Day weekend. We will take the matter up in the Special Events Committee

**Adjournment** – A motion was made by Brian of 7 East Dune, seconded by A. Merkle of 220 Canal Lane, approved by a majority voice vote.

**Respectfully submitted,**

Charlotte Flohl, Secretary

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

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

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