



Minutes of the General Membership Meeting of Ocean Beach & Yacht Club September 2, 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 Pledge of Allegiance to the Flag.

▪ **Roll Call –**

- a. *President & Beach Administrator - Eileen Barron*
- b. *Vice President - Shane Skwarek*
- c. *Secretary - Charlotte Flohl -*
- d. *Treasurer - Terry Bouziotis*
- e. *Members - Anna Fiore, Bill Lindner , Anthony Loomis , Sally McCorrison - and Mike Mercurio*
- f. *Bookkeeper - Dan Meyler*

Presidents Report / Administrator (Eileen Barron) – Eileen welcomed everyone to the last meeting of our 75th Anniversary Year. We celebrated with a well-attended Gala Event. We also had a busy calendar of events for all ages.

The truck is in bad condition and only minimum repairs were done to keep it together we hope to have it finish the season. It is completely rusted underneath as many serious mechanical problems.

Joe Gobeliski reminds us that as of Monday Labor Day the Garbage & Recycle schedule will change to the winter schedule. Garbage collection this week will be Tuesday because of the Holiday. The regular collection will be every Monday Recycle will be every 2 weeks, on Monday also, starting with September 11th.

There are two continuous problems, Noise and Lights. Our homes are close and tight, please be considerate of your neighbors. With some houses raised, outdoor lights shine down on neighbors' bedrooms. Lynn O'Leary asked if there is a time for lights to be turned off. Answer: "There is no specific time, these lights are for safety, just don't leave them on all night every night".

At this point, Eileen introduced Mike Barrett, Beach Manager. Mike pointed out the highlights of the year,

- a. the good weather during the day.
- b. the full staffing of HOMEGROWN Guards
- c. the Junior Guard program
- d. Field Day Events every Thursday Morning
- e. Tournament Involvements and winning or placing second in most events
- f. and MOST Important a Safe Season.

Eileen continued:

Anthony Loomis will be leaving the Board after serving for 5 years. There are nine members on the Board who serve 3-year terms. Therefore, every year, 3 Board members will finish their term.

Anthony's term is up this year, we will miss his input. Two of the other members will be running for re-election as well as two very willing candidates, thus 4 candidates for 3 positions.

At this time Eileen introduced the candidates, who will speak briefly.

Terry Bouziotis

Charlotte Flohl

Clarissa Adams

Danielle Zilg was not in attendance. (We subsequently learned her father is seriously ill in the hospital in Somerville.)

The voting will be later in the program under Nominations .

- **Treasurer's Report –(Terry Bouziotis)** Good morning everyone and thank you for coming to our General Membership meeting today. For those of you who do not know me my name is Terry Bouziotis, and I am the Treasurer of the club.

First off, I want to say a special thankyou to our bookkeeper and OB2 neighbor, Dan Meyler, who does an incredible job managing our complex finances...thank you Dan! Before I dive into the details of my report, I wanted to draw your attention to the 4 handouts that you hopefully found on your seats when you came in this morning. These include:

1. Our Statement of Revenues & Expenses for the first 8 months of this year for the club.
2. Our Statement of Revenue & Expenses for the first 8 months of this year for Special Events.
3. Our Statement of Revenue & Expenses for the first 8 months of this year for the Lifeguard Fund.
4. Our Statement of Total Assets & Fund Balances & Net Assets for the first 8 months of this year.

Overall, I am pleased to say things are moving smoothly for the first 8 months of this year. We feel we have been operating within our budget. Our cash position is better than at the same time last year.

I want to say thank you to all of our members who have already paid their membership dues. You know, this is our primary source of funding when it comes to operating all aspects of our community. At this time, we have 2 members in arrears on their dues. We have one unit with a Lien on it. As in the past few years, we intend to continue to fully fund our reserves this year. This is critical to ensure adequate funds are set aside to handle larger expenditure and avoid assessments. The Legal expenses were up this year due to the tax appeal, but worth it as the real estate tax bill was cut in half. So, a worthwhile expense!

Truck expenses are up. The truck was repaired, only for necessary repairs. It needs more repairs. However, we are watching our numbers closely because we continue to feel the effects of inflation and increasing minimum wages. As you, I am sure you noticed our budget did increase this year again. This was primarily due to 3 factors: 1) Continued increases in the state minimum wage increases and (2) the fact that this year Toms River started charging our club Property tax, something we never paid before and finally, (3)

Inflation, which I am sure you are all feeling, I am very proud of our Board and their keen focus on financial discipline to keep our increases to the bare minimum again this year.

One area of concern continues to be the clubhouse. I will defer to Shane's report on this. But I would like to say as a result of the numerous floods, it has increased clubhouse maintenance costs. It is necessary to clean and sanitize mold. This is expensive.

Insurance is up to date. The cost is in line with last year with a minor inflation increase.

Otherwise, our financials are solid!

- **Review of the Minutes (Charlotte Flohl)** The minutes have been published on the website since July for members to review. The Board approved them in July.

- **Committees -**

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

This was our 75th Season and once again I want to THANK ALL our volunteers and especially Eileen. We had Some party with 225 member/guests attending. People are asking to do it every year. That would be a large undertaking, perhaps 80 years. We will begin in September or October planning for next year 2024 events and can always use extra help.

This year we had a well attended Memorial Day Picnic, weekly Ice Cream nights. A corn Hole Contest (although postponed twice because of weather, finally the third date was a success. We hosted a Hula Dance and a Salsa Dance night with lessons led by a member Lorraine Saraceno, who is a dance teacher. We also had an open clubhouse night which was poorly attended. The Karaoke night was great. A lot of planning and work go into planning events, and we need to know in advance who to expect, you can't just show up at the door.

Every member received a raffle book in the mail. We hope you sold them or kept them for yourself. The winners will be announced Labor Day @ 11:00am. If every member household purchased a book, the winner could receive \$50,000.00. The proceeds benefit members and the community.

Next Saturday is Workday starting @ 9:00AM. Assignments will be given here at the clubhouse and lunch will be served.

Kate Condon of 253 Haror Drive, remarked that there were "So many events to choose from."

- B. Badges Committee (Eileen Barron) –** This year Every Family received 8 badges. Those who have 3 bedrooms, or more were given the opportunity to purchase 2 extra badges. Most were content with 8 badges.

- C. Beach Committee (Charlotte Flohl) –** Most Important as Mike said, it was a safe season and we enjoyed quite a few wonderful beach days, but did have many rainy nights. As usual we have the usual complaints about early beach arrivals leaving chairs in place at the waterfront and then leaving for hours clusters of people that block the walkways of others and people who just believe RULES are for OTHER PEOPLE NOT ME. We try to address each occurrence on its own merits, but Lifeguards are not ushers they are here for SAFETY ISSUES. Our managers try to handle each occurrence with a peaceful solution but will address any loud, boisterous, unsafe occurrence by calling the police.

Unfortunately, the dogs here in OBII don't read, because I think they might be more

courteous than their owners. This is not just one of OBYC rules, there is a local ordinance that NO DOGS are to be on the Beach 365 days and nights a year. It continues to be a big big ongoing problem. Please cooperate!

- D. By Laws Committee (Mike Mercurio)-** There is a question on the ballot today as to the amount of spending the Board can approve without a special meeting. We all realize the cost of Living has and is going up. Major repairs costs have gone up because of supply costs and there are times we need to tap into Reserves for repairs. Right now, the Reserves are fully funded, and we could more than cover the amount asked for, however the Board is not permitted by By-Laws to spend over \$25,000.00 without approval. Dean Hansen of 30 E. Shell asked if this was specifically related to the purchase of a truck. Also asked was if it would have any impact on our dues. Mike answered no in both cases. Joyce Fusiek Spano of 104 W. Tide brought up a question which Mike answered by explaining that the Board has the sole responsibility for Rules and Regulations but items in the By-Laws are voted for by members. Dean said, he was confused, with what would be a Major Expenditure and what is the cost of the truck? Anna Fiore explained that these are 2 separate issues, they do not have anything to do with one another – cost of everything is going up.

It was suggested that we should look into going into advanced tech e-mail and save postage. Barry Weigman of 214 Canal Lane, said if we put voting online, we'd have a landside response.

Joyce Fusiek Spano asked is this \$35,000. for 1 time or forever? She believed it was a conservative request and said, either the membership trusts the Board, or they don't. Connie Cerrachio of 15 East Chadwick said "Thank you to the Board.

E. Clubhouse Committee (Shane Skwarek) –

1. We purchased a new desk for the office, the old one was collapsing and that had been a used donation after Sandy.
2. The storage room is getting new shelving and cabinets up off the floor to avoid flood damage to our storage items. This room is frequently flooded.
3. Kitchen Equipment was serviced
4. The roof around where the old fireplace was needs to be repaired
5. The A/C required a new thermostat.
6. We up graded the office computer system for under \$300.00
7. Beginning to get information calls on rentals, we do not rent during the summer season. It gets lots of use for Events.

F. Grounds & Maintenance Committee (Shane Skwarek- Sally McCorrison) – We started our visit through the neighborhood later this year, waiting until after the Memorial Day picnic. We had less angry responses, but questions as to "what constitutes a weed" and attempts to justify why they can have weeds.

Many of the stationary items in the playground have exceeded their life span, as an inspector pointed out to us several years ago. For Safety these will be replaced with a current like type piece of equipment.

Thank you to Ken Murphy and Mrs Donnelly for weeding.

Martha Marcus of 116 W. Dune said if a weed is over 3 feet the township (Code

Enforcement). They will contact the owner, if there is no reply in 2 weeks they have it done and bill the owner.

G. Improvements Committee (Bill Lindner)

1. Anyone planning on making making changes to the footprint of their home, goes to Alan May first.
2. We received quite a few requests for emergency repairs to A/C's in the last few weeks.

Rudy Chiti of 252 Harbor Drive, asked if there is any word on the status of the needed on the Lagoon at the end of Harbor Drive. Eileen said, " We do not own this the DOT does, and they were to repair this. We had a temporary repair done which they were well aware of when the playground fencing was redone. She will contact them again. Dean Hansen suggested publishing the telephone number so that more people can call. The gazebo floor was unsafe and was replaced by Jimmy O'Reilly and volunteer crew.

H. Insurance Committee (Terry Bouziotis) Minor increases because of inflation. All the policies are up to date.

I. Marina Committee (Anthony Loomis) given by Shane Skwarek – It was quiet, and safe. We have established a plan for jetski rental space over the winter.

J. Membership (Sally McCorrison)- The committee works with our OB2 bookkeeper & Club President/Administrator to receive & review all applications for new members and to collect all member fees.

- **NEW.** The Board has *protected electronic access* now to an up-to-date member data base with your information. But this contact information is only good as what you give us- so please log on to www.obyc.net and keep your email, cell for texts and address etc. up to date.
- We receive questions from new & prospective members via email and the website. The committee responds to all membership and dues emails and website inquiries.
- **An ONGOING GOAL IS MEMBER COMMUNICATION** – Along with our club website www.obyc.net we post our official Facebook Page-look for us at *Ocean Beach Unit 2:* and on Instagram at *oceanbeach2*.

For 2024 we are reviewing our methods of communication & a cost analysis

Increasing emails and adding opt-in text messaging is under consideration for the 2024 budget. We are also reviewing the frequency of our paper mailings.

OB2 is fortunate that SHANE SKWAREK our VP provides most of our services for free including our web and social media posts which represent considerable savings for the club.

- I contact new members with a welcome e-mail that includes information on our website, Facebook, and Instagram page, and where to find important club information including our bylaws, rules and regulations, renter information, events and building and improvement forms & information.

NEW MEMBER ACTIVITY: LLC's, homeowner transfers and sales since 1.1.22 to 8.31.23: These fees include property sales and ownership or LLC changes.

- There are currently 439 homes in OB2 with the addition of the 2 houses being constructed on the laundry Mat lots. The post office lots are also for sale.
- We have had 53 new member transactions in the past 20 months – 7 of those were LLC’s or construction companies. Our fees are \$750 for new members/LLC’s and \$500.00 for family owner changes. 3 more sales are pending, and more homes are on the market.
- Joint ownership is considered as one membership.
- YES – even if you are doing estate planning or just changing the name on your deed you have to pay the family owner change fee.

Sally **WELCOMED OUR NEW MEMBERS** and asked anyone to please stand if they were here and it is their first **MEMBERSHIP MEETING**.

FIRST NAME	LAST NAME	OB2 Address
Edward S	Kopec	20 East Shell Way
Audrie	Marton	120 West Sea Way
Pietro & Maria	Lomuscio	122 West Cove Way
Thomas	Costello	121 West Dune Way
Edward & Donna	Langan	108 West Chadwick Way
Shane & Constance	Cumming	109 West Bayberry
pending:		23 East Chadwick Way
		104 West Dune Way
		17 East Chadwick Way

Jaime Montalvo of 118 W. Chadwick said, “This is a wonderful place”. Justine Cookson of 13 East Dune said, “Thank you to the Board”. She asked for a show of hands of those who would like to move toward a more proactive way of corresponding with members. Eileen, said it is in the works and Sally had just reported this as well as the motion from Barry Weigman.

- K. Nominations (Bill Lindner)** – Bill asked if all ballots had been collected and asked for volunteers from the membership to count votes. Six volunteers were selected.
- L. Security(Mike Mercurio)**- It is interesting to look back at the beginning of the season -where we were and where we are now. To put things into perspective. Memorial Weekend was a catastrophe. I had to go to neighbors because of infractions. I got to know the violators and people with complaints. 490 of them with less than 10 (5 repeat offenders) now reported in the log. Sound and noise were the biggest complaint. Security did the best job they could do. We lost that Battle the first weekend, but ultimately we won the war. We do not have a By-Law or Rule and Regulation about lights, just asking to be respectful and aware that lights don’t have to be on all night while you’re sleeping, to shine into the bedrooms of your close neighbors’ bedrooms while they are trying to sleep. The Toms River Ordinance states “Any noise any time of day or night – if heard 100 feet away is excessive. That would be 2 to 3 houses away in this neighborhood. I am a dog lover, we take our dog with us everywhere, but we WALK him on a leash here. Island Beach State Park has a dog park where they can run. Maureen Corbett of 25 W. Chadwick said people should also pick up after their dog. I have an empty lot and I don’t want to be picking up other people’s dog poop, they should walk them

on their own property.

Gregg Stritter of 14 East Seaway, Renters should know how to operate the outside lights – Leave directions.

Joe Spano of 104 W. Tide said, “ Lights and noise are problems. Open doors or out of doors voices carry. Then I hear them saying: “ OB II is not friendly to children” If you choose to live here, be tolerant. Be cognizant of the other side Car light also shine into windows at night. Someone chimed in and said, Mr. Spano has a good point, don’t go with the idea that it is a sometimes issue No child thinks like an adult. Marianne Chiti of Harbor Drive said, there is constant noise from the same residence, without any follow-up. 11:01 last night the music was blaring from the house, from the boat. Mike, we are aware of that problem, and there is a lot of follow-ups. Everything is listed in the logbook. It was the beginning of the season, action was taken, and then again last night not throughout the whole season. Mike stated, “that he reads the Logbook every day”.

Robert Corisetti of 114 W. Seaway questioned whether this was owners or rentals. It is the experience that if it is not the owner it is the owners’ relatives.

M. New Business : A motion was made by Barry Wiegmann of 214 Canal Lane, as follows:

“I make a motion to order the Board of Trustees of Ocean Beach 2, from this day forward to create the mechanism to conduct all future elections and votes for Bylaw Changes and any business that requires a majority vote of the general membership for approval to be conducted by computer online so that all member owners of OB2 homes have the same opportunity to cast a vote. Member owners who cannot vote by computer because of age or technical issues may still vote in person by hard copy ballot at a duly noticed meeting. After open meeting discussion with the board and bylaws committee the caveat was added to the motion for recommendation for the board to add this motion to vote at the Spring Membership meeting” . This was seconded by Joe Wenzel of 105 W. Dune , voted by the

majority,

with 3 opposed and 1 abstention.

N. Old Business: (moved to after New Business)

At this time the results of the election were announced. Board members for 3 years are Charlotte, Terry and Clarissa. The change to the By-Laws was won by a majority approval vote. A motion was made by Tom Barrett to accept the ballots and destroy them , seconded by Roy Mainelli of 245 Harbor Drive.

Jim O’Reilly of 241 Harbor Drive at this time made a motion to approve the purchase of a new truck, seconded by, seconded by Tom Johanson, 25 E Bayberry, approved by a positive show of hands.

Dean Hansen, asked the price of the trucks. It was explained, we were just looking and haven’t made a specific decision. It depends on what is available now, as what we looked at might not be available any longer. We are looking for an 8-foot bed, a crew cab and what we have seen is in the low \$40,000.00. Car barn did offer 12,000 – 13,000 without seeing it, Reserves has the money , we just needed club approval to spend it. Tom Johanson suggested, we should look at a ¾ ton as there is a difference in elevation.

Lucy Alfonzetti of 118 W. Chadwick said, for the last couple of years at the south end of our beach, people are coming over from Monterrey and sitting without badges, as they can get on

there without badge checkers.

Tom Barrett of 210 Harbor Drive said, Thank you to Eileen and to the Board, Lots more THANKS, just for running and Thank you to the Lifeguards. "I have 2 young daughters who are very impressionable, and I thank my neighbors, many of whom are long time friends. "This is the Best Place on Earth".

- **Adjournment –**

Eileen asked for housekeeping help, putting chairs away. The sale merchandise can be left in place.

A motion was made to adjourn by Dean Hansen, seconded by Barry Wiegmann, approved by all.

Respectfully submitted ,

Motion to Approve: _____

Seconded:

Date: _____

Charlotte Flohl, Secretary