



Minutes of the General Membership Meeting of Ocean Beach & Yacht Club June 8, 2024 09:00

- a. *Vice President* - **Shane Skwarek**
- b. *Secretary* - **Charlotte Flohl** -
- c. *Treasurer* - **Terry Bouziotis**
- d. *Members* – **Clarissa Adams, Anna Fiore, Bill Lindner , Anthony Loomis , Sally McCorrison**

Finance 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. *Manager*- **Dan Meyler**

Presidents Report / Administrator (Eileen Barron) – Eileen welcomed everyone, and introduced Drew Calvo, Chief of the Ocean Beach Fire Department and previous owner in Ocean Beach 2. Drew said, “He is pleased to announce that the Northern Barrier Island will be covered 24-7 by EMT’s, during the summer. He added that the NEW Administration is committed to providing the best protection possible to us here. They hired more new EMT’s and some firemen like myself volunteer also. We thank them for their support and I thank you for your support”.

Eileen continued: In the fall we reported the need for a new truck and were shopping at that time. We have purchased a new truck, which is still waiting for the lettering. We shopped around for a good price and were fortunate to get more than we anticipated on the trade-in, although the under-carriage was extensively rusted. The lettering will be \$800.00.

Thank you to all the volunteers and those who donated the price of equipment. A Climbing Dome has been donated to the playground by a member family and a cash donation to purchase an Air Hockey Game was made by a member who donates a substantial amount each year. Our pre-season workers including lifeguards and badge checkers have painted anything that wasn’t standing still, under the direction of Jim O’Reilly and his crew. With the several serious storms this year sections of the dock broke off with the bench still attached and ended up in the Bay Beach Water. Michael Barrett brought it to shore and Dominic and his crew from Construction put it back in place and secured it. A dock building company was hired to check out the stability and Jim O’Reilly and crew filled in boards n behind the clubhouse and even drove his truck on to test the stability.

At this point Eileen introduced Mark DiLorenzo, one of the beach managers who brought us up to date to the beach readiness and announced that we have a full staff of all home-grown staff. A member questioned why the foot wash was not working. Marc replied that the staff was not aware of there being any problem, but will certainly check it this year .

Treasurer's Report –(Terry Bouziotis) Good morning everyone and thank you for coming to our General Membership meeting today. Thank you to Dan Meyler, our Finance Manager. Before I dive into the details of my report, I wanted to draw your attention to the handouts that you hopefully found on your seats when you came in this morning. These include:

1. Our Statement of Revenues & Expenses to date for the club.
2. Our Statement of Revenue & Expenses for the first 5 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 5 months of this year.

Thank you for submitting your dues in a timely manner except for 11 member families. Our Cash Account is very good, and the Reserves are fully funded. Repairs done out of Reserves and Budget Lines for Clubhouse were utilized for all the water damage the clubhouse sustained. Thank you for Eileen for working with the Law Firm and contesting the original Tax Bills we received. The original cost was lowered, and we saved between \$16,000 and \$18,000. There is an increase in minimum wages. The Board spends hours minimizing and tweaking the expenses and assuring that we receive the best for our dollars.

Review of the Minutes (Charlotte Flohl) The minutes have been published on the website as the Board reviewed them in November. A motion was made at this meeting by club member Joe Wetzel of 105 W. Cove and seconded by Gerry Vuoso of 213 Mallard , followed by a positive majority vote to approve.

Committees -

A. Special Events Committee (Anna Fiore)-

As you have seen on our calendar, enclosed with our Newsletter, that our calendar is very busy. Tickets will be available for sale early at the clubhouse. The Tree Lighting was a success, while the Easter Egg Hunt was poorly attended. Whether it was not advertised enough, we will have to re-evaluate. The picnic had perfect weather and we had all the over 650 in attendance. Thanks to ALL the Volunteers and I particularly enjoyed working with Eileen to come up with this calendar. We continue to reach out to all volunteers, not just a handful. We will ALWAYS say YES to Volunteers . Weather permitting, we will have Movies on the Beach, Bingo Ice Cream Nights, a Caribbean Night, Cousins Maine Lobster at Truck Food Night , Karaoke, Korn Hole Contest, Paint Party, Disco Dancing, a Barbecue Dinner with Pit Master and an opportunity to take a CPR -Red Cross Training given by Board member Clarissa Adams.

Note from the OB2 Foundation: Raffle Tickets (1 book for \$100.00) have been sent to all members. If you don't wish to purchase it yourself, perhaps you can sell to friends or neighbors. The prize is run off on Labor Day, so you have all summer to sell @ \$1.00 a chance. It is a 50/50 with 50% going to charities and scholarships. We will be trying to push sales by selling on the beach this year on Saturdays & Sundays.

B. Badges Committee (Eileen Barron) – Badges may be picked up after this meeting and next Saturday till 12:00 Noon. PLEASE DO NOT LEAVE YOUR BADGES FOR RENTERS, THE PURCHASING OFN BADGES is what keeps the cost of your membership down.

C. Beach Committee (Charlotte Flohl)

As Marc mentioned, everything is moving along toward setting up the beaches for opening next weekend. We are fully staffed with HOMEGROWN Guards. One new Lifeguard Stand is readied with another one to be replaced next year, thanks to Jim O'Reilly and his friends. Parking bicycles is CONFINED to the area at the head of E. Dune Way and Ocean Road or at the bottom of the Dune crossover at either entrance to the beach. The Mobi Mat crossovers are just wide enough for 2 people to pass in either direction with use of the rail if necessary. Bicycles ARE NOT TO be parked in this area for safety reasons.

Caution to the digging of Holes of any size deeper than the knees of the smallest person. Just recently, again a child was caught with sand. The danger is not ONLY when the mouth and/or nose are covered, if the chest cannot expand because of heavy wet sand the person cannot breathe.

Please share the space on the beach, everyone would like to see the ocean and especially their children. Place your chairs so that people behind you can see and get the sea breeze. Tents and canopies with side enclosures (except for infants) are prohibited.

Small snacks are permitted, but not to be scattered about the area. We are not looking to invite the Sea Gulls. Please dispose of your trash properly. There will be less garbage cans, but the ones here are larger.

DOGS. NO DOGS ARE ALLOWED ON NJ BATHING BEACHES AT ANY TIME. THIS IS A NJ ORDINANCE Section 7:2-2.8 Pets, which can be enforced by the police. That is 24/7, 365 days a year. That means Everybody's Dog, unless it is a certified service dog accompanying a person with a disability. There is a sign posted at the clubhouse end of Harbor Drive. "No Dogs Beyond the Point",. Unfortunately, the dogs aren't able to read it to their walkers.

Lifeguards are here to enforce Safety and keep their eyes on people in the water or at the edge, not to enforce the infractions mentioned above.

Toms River Township donated Dune Grass Plugs, most of which were planted in the East Seaway area. Apparently the Ocean Water which provides the necessary nourishment did not reach that area as well as it did in other areas. All plants appear to be thriving now.

D .By-Laws – (Mike Mercurio) – We have 500 members, yet it was a struggle to get 50 member homes represented here today. Thank you who pride in your Civic Duty to be here. At the Fall 2023 Meeting it

On your seats, you found a Copy of the Beach Rules and Community Rules, OBYC By-Laws. Any feedback or questions pertaining to these handouts?

E. Security – (Mike Mecurio)- This year we have outsourced Security to Superior Protection, owned by Kelly Conklin, who is a retired Toms River Policeman. Their service

kicked off Memorial Day weekend but will start the full week June 15th. Rather than using our truck, they will be utilizing their own Golf Cart to make it easier to access some of the Bayside narrower streets. Their hours will be 9:00PM-1:00AM daily and Saturdays 12N – 5:00PM, a scale back of 1 hour from previous years. They will document all violations and follow-up as required. For you to ensure any violation you wish to report is recorded you should call and leave an informative message if the call is not answered. Any repeat violations will receive a call from Mike. It is a challenging job, and it will take a while to get used to the new service. One of this firm's references is that they are the Security Firm utilized by Aaron Rogers. Car Parking Tags will be checked in the club lots starting on the 15th of June. Repeat offenders Toms River will come out and write a citation. Two tires out in the street is "Parking in the Street".

Dogs love the Club Parking Lot, but they can't read. At the end of the street parallel with the Clubhouse there is a sign "No Dogs Beyond This Point", yet they come. Our yards are postage stamp size, don't allow your dog to stop on someone else's property. Use the empty areas such as Railroad Way and PICK IT UP and take it back to your garbage, not someone else's including the club's properties.

Noise – Strike the right balance. Noise is excessive, if it can be heard for 100 feet from the source, which is approximately 3 lots away. Special Events can be considered, but every week is not tolerated by neighbors.

SPEEDING: The speed limit on our streets is 10MPH, which includes motor bikes, scooters and Golf Carts. If a sign is needed it has to be requested from Toms River, homemade signs cannot be enforced. It is a registered legally recorded speed limit on this narrow barrier island of 10MPH, although most other township streets are 30-35. Apparently there was a new young cop who told someone otherwise. Mike will put in a call to Toms River to educate their young officers.

Gerry Vuoso, said we need more speed bumps. Eileen reminded the group that she has reported several times that W. Chadwick had petitioned Toms River when W. Seaway became a one way, however the Fire Marshall wants them removed because they are a hindrance to Emergency Vehicles.

By-Laws- (Mike Mercurio) The Committee has spent a lot of time exploring the feasibility of on-line voting for Elections and other matters requiring a club membership majority vote. By-Laws would have to be changed as the presently state: A quorum of 50 families have to be present at a meeting for a vote. We need to educate: "What a vote is". At the Fall 2023 meeting a member made a motion to have online voting available to our membership. The By-Laws Committee has spent much time examining the issues and benefits concerned with this. It would necessitate By Law changes, as the By-Laws now

read that a quorum of 50 household members be present at a meeting in order for a MEMBERSHIP VOTE to be counted. The matter is not as simple as it was thought to be. We will continue to work on it over the summer.

Clubhouse- (Shane Skwarek) Technical updates have been put in place to improve communications. 20% of the e-mails we have sent out are coming back because the addresses are incorrect. Please go online and bring your information up to date. Using Stripe gave us a quicker turn around with the dues collection. The Social Media Team is working to expedite communications at a gradual pace.

We have a Private Rental this afternoon. Summer Rentals are not done because of the logistics of parking and Special Events of the Club having priority.

Off-season damage was numerous with frequent flooding, standing water, and damage to equipment. The stove needed to be repaired and Office Equipment had to be replaced. Boards needed to be replaced in the Walkways. Financially since Sandy we have spent \$184,000.00 and this year alone \$5,000.00. It continues to be a financial burden.

We have formed a new committee, the Clubhouse Restoration Committee. To be fair, it consists of deeded members only. We had sent out a letter of interest to all members with a cutoff date. People were turned down after the cutoff date. We accepted 22 members, consisting of New and Legacy Members, pre & post Sandy members, a diverse age group. The sole motivation is to bridge together ideas. No option is off the table. Dozens of ideas were brought up, some weeded out. It is a working committee, and we are going forward. Jim O'Reilly reported that there are bolts rusted in the clubhouse roof and need to be replaced.

Roy Mainelli asked if we looked into jacking up the present clubhouse. Shane reported, The committee will look at comparisons.

A member Michelle mentioned that she had a friend in the restoration business. Shane said, "We are not at that stage yet, they will continue to meet and come up with some decisions.

Grounds & Maintenance-(Clarissa Adams)- has checked with Toms River and they will take action when weeds reach 24 inches. We are not only weeds, but our committee observes cluttering and garbage on the properties. Weed checking will be done after Memorial Day when most families have had a chance to come down for the beginning of the season.

Improvements-(Bill Lindner)- Construction work date cut off is June 15th. This is the last day work may be done. We appreciate your cooperation. Of course, Emergency Repairs can be done, however, you need to notify Alan May for approval of the type of work to be done and get approval that it is a TRUE Emergency and not just a more convenient time for you at the expense of disturbing your neighbors.

Insurance- (Terry Bouziotis)- Costs are up, but nothing too dramatic. At the time of renewal, we will shop around, but there is only a small amount of companies that handle our complex type policies.

Marina-(Sally McCorrison) – We had a demand for larger slips, so we had some pilings moved and created them. At this time all slips are rented. We also instituted a year-round fee for those who do not want to take their boats or kayak rack out. This fee is \$405.00. There are 7 people on the wait list.

Old Business: None

New Business: None

A motion was made to adjourn was made by Joe Wetzel, 105 W. Cove, seconded by Roy Mainelli 245 Harbor Drive @ 10:35AM, and approved by all.

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

Respectfully submitted ,

Motion to Approve:

Seconded:

Charlotte Flohl,
Secretary

Date: _____