# Ocean Beach & Yacht Club – General Membership Meeting

Date: Saturday, August 30, 2025
Time: 9:00 AM

## Call to Order

The meeting was called to order by President Bill Lindner at 9:10 AM, as members were still arriving.

## Pledge of Allegiance

The Pledge of Allegiance was led by [name not recorded].

## Roll Call – Present

- President & Beach Administrator – Bill Lindner
- Vice President – Shane Skwarek
- Secretary – Charlotte Flohl
- Treasurer – Terry Bouziotis
- Members – Thomas Barrett, Anna Fiore, Sally McCorrison, Mike Mercurio, Rick Rothery
- Bookkeeper – Dan Meyler

## President's Report (Bill Lindner)

Introduction of candidates for the open Board positions due October 1, 2025:

- Incumbents: Anna Fiore, Bill Lindner, Rick Rothery
- New Candidates: Michelle Sansone Castellano, Jennifer Scutti

Each candidate spoke briefly about their history with OBYC and why they wished to serve on the Board. Members asked each candidate where they stood on the subject of a new clubhouse. All incumbents agreed on the need for a new clubhouse. Jennifer expressed she was open to the idea but wanted more information. Michelle stated she was open to opinions but agreed there appeared to be a need.

Bill asked for volunteers from the membership to serve as vote counters. Four were selected: three to count and one to oversee.

A motion was made by the owner of 211 Melody, seconded by the owner of 111 W. Tide, and unanimously approved, to move voting earlier in the agenda so that results could be ready before adjournment.

Secretary Charlotte Flohl, Chair of the Nominations Committee, clarified the proxy voting process as provided in the By-Laws, addressing confusion from the mailing. She explained the distinction between proxy ballots and absentee ballots, emphasizing that only proxy voting is permitted under OBYC By-Laws.

### Treasurer's Report (Terry Bouziotis)

Treasurer Terry Bouziotis thanked Bookkeeper and OBII neighbor, Dan Meyler, for his excellent work managing OBYC's finances. Handouts covering finances through July were distributed.

Key Highlights:
• All but two homes have paid dues. One property is being sold and funds will be collected with interest and penalties; another has a lien and potential further action.
• Reserves remain fully funded; bulkhead repairs were paid from reserves.
• Cash position is strong, though weekly badge sales were weaker early in the summer.
• New member fees from 20 ownership changes offset weak badge sales.

Questions from Members:
• Owner of 106 Dune asked if state law allowed reserves to be used for a new clubhouse. Shane explained reserves serve as collateral since the property itself cannot.
• Owner of 61 Gull Lane asked if reserves must be replaced if used. Terry explained allocations exist to maintain levels.
• Owner of 125 W. Dune asked about club-owned facilities. Answer: clubhouse is the only usable building outside sheds.
• Owner of 119 Canal asked about insurance. Tom Barrett explained staggered renewals.
• A member asked about badge enforcement. Terry responded this is a common issue discussed at Beach President meetings.

### Secretary's Report (Charlotte Flohl)

The minutes of the June General Meeting and the July 26, 2025 Special Meeting were posted online for review. Motions to approve both sets of minutes were made, seconded, and approved by voice vote.

## Committee Reports

### Special Events Committee (Anna Fiore)

Anna thanked volunteers and attendees for making events possible. Planning for 2026 will begin in September. Events included Ice Cream Nights, Bingo, NJ Medium (scheduled 7/21/2026), Food Truck Fridays, dance lessons, Book Club, Karaoke, Trivia Night, Cornhole, and the annual Jenkinson Penguin children's presentation. Upcoming: Workday (9/26), Santa (11/29). Raffle ticket sales were light; winners to be picked Labor Day Monday.

### Badge Committee (Bill Lindner)

Next year's badge design will be selected soon.

### Beach Committee (Charlotte Flohl)

The summer featured heavy rain early and dangerous surf later, leading to state-mandated ocean closures. Despite tragedies elsewhere, OBYC lifeguards kept members safe. Lifeguards allowed shallow wading at low tide when possible.

Comments:
• Carrol W. noted food and bottles on the beach and asked about bullhorn reminders.
• Melody Lane resident reported Pat observed overall beach activity.
• Carrie Pentz noted loss of crossing guards created dangerous conditions.

## By-Laws & Security Committee (Mike Mercurio)

Security remains outsourced most nights 10 PM–1 AM, and weekends. Contractors respond to complaints but rely on community input about renters, pets, and badges. A report synopsis was distributed.

Discussion included the difference between professional retired police and neighbors providing security.

Mike also reminded members the club is governed by By-Laws (community) and Rules & Regulations (Board).

## Clubhouse Committee (Shane Skwarek)

Shane reported on questionnaire results showing finances are top concern. He reviewed discussions with the architect and financial advisor, noting OB3's rebuild cost $2.2M (higher than initial estimates) with property sales to offset. Current clubhouse requires major repairs (roof ~$35K, wiring, plumbing). Toms River permits may not allow improvements and could condemn the building. The Constitution requires OBYC to maintain a clubhouse. Options include rebuilding within current footprint and simplifying plans.

Member Comments:
• Carol praised Shane's presentation.
• 245 Harbor suggested prefab construction.
• 214 Canal warned modulars may not meet wind standards, stressing deed obligations.

## Grounds & Maintenance Committee (Sally McCorrison)

Inspections were conducted in May, Memorial Day, and July. Non-compliance addressed with fines and township referrals if necessary. Overall property upkeep was praised, with thanks for timely responses by members.

## Improvements (Bill Lindner)

New homes planned on Mallard, East Shell, and W. Cove; a house raised on S. Lagoon. Reminder: no construction between the 3rd Saturday in June and Labor Day. Members asked to be courteous and coordinate repairs with neighbors.

## Insurance (Tom Barrett)

Insurance premiums increased; policies staggered for payment flexibility.

## Marina Committee (Sally McCorrison)

Bulkhead repairs were delayed but completed on the Mallard side. Plans underway for Gull side repairs. OBYC has 23 slips plus 5 smaller slips for 2026. Waitlist is open. Sally thanked supporters during her four years on the Board.

## Membership Committee (Rick Rothery)

No new report.

## Nominations Committee (Charlotte Flohl)

Election Results:

• Technology Committee approved 127–18.

Board Election Results:

- Rick Rothery – 127 (3-year term)
- Anna Fiore – 108 (3-year term)
- Jennifer Scutti – 106 (3-year term)
- Bill Lindner – 93 (1-year term)
- Michelle Castellano – 80

A motion to destroy ballots was made (123 W. Shell Way), seconded (230 Harbor), and approved.

## Old Business

None.

## New Business

None.

## Adjournment

Motion to adjourn was made (245 Harbor), seconded (240 Harbor), and approved. Meeting adjourned at 10:52 AM.

Respectfully Submitted,

Charlotte Flohl, Secretary

Date: _____

Motion to Approve: _____

Seconded: _____