Ocean Beach & Yacht Club
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General Membership Meeting
June 6, 2026

1. **Call to order**: President William Lindner called the meeting to order @ 09:00 with an owner present for a quorum of over 50 registered owners.

2. **Pledge of Allegiance**

3. **ROLL CALL**: Secretary - Charlotte Flohl
President – Bill Lindner
Vice President – Shane Skwarek

Secretary – Charlotte Flohl
Treasurer- Terry Bouziotis
Members – Thomas Barrett,, Mike Mercurio, Rick Rothery, Jennifer Scutti. Absent: Anna Fiore
Club Manager - Michelle Loomis, Dan Me, Dan Meyler - Finance Manager

3. **President**: Bill Lindner: At this time, we are in good shape for the beginning of the season on June 13th.. The Employees are hired and processed and ready to start as assigned.

4. **TREASURER REPORT** (Terry Bouziotis Treasurer)

Terry expressed Thanks to Dan Meyler as our Bookkeeper and Neighbor. He brought everyone's attention to the handouts distributed on every other chair, for a written update of Finances. The Budget and Resources are fully funded. **The new State Requirement mandated that we increase our budget available, resulting in a rise in dues last year.** We maintained the required balance without having to raise dues for 2026.

Twenty-two residences have not paid to date, which is higher than normal for this time of year. A member asked if members could pay when they pick up their badges. The answer is pure and simple , that it is late, but you will be able to get your badges when the dues are paid in full. However, it is expected they be paid before the cutoff date or interest is charged up to the date of payment..

Resident of 278 West Chadwick questioned what was covered by reserves. Terry explained that if one budgeted item runs out of funds, money can be borrowed from another line, but it is easier and **required** that a budgeted amount be maintained to cover funding in an emergency replacement of property. For example, cost of replacing the bulkhead was fully funded by moving fuds into the Bulkhead Account.

5. **REVIEW OF THE MINUTES** (Charlotte Meiner-Flohl , Secretary) - The minutes of the last General Membership Meeting held August 2025 have been posted on line. Anthony Loomis of Harbor Drive made a motion to approve the minutes of August 2025, seconded by Pat Johnson of 26 East Seaway, approved by the present membership.

Bill introduced Marc DeLoreenzo, one of our Beach Managers, who reported: " we have a full complement of qualified guards, some returning and some new this year. They are ready to open on the 13th of June. The beaches have been groomed and ready as well.

6. COMMITTEES:

A. Special Events (Given by Michelle in Anna's absence)

The Tree lighting was well attended.

The picnic, despite the heavy rain was a huge success with over 350 people in attendance. Three large tents (attached and open from one to the other were rented).

A full calendar is scheduled - as usual including

2 Kids Events. Outrageous Reptiles on 7/6 and a Kids Bingo.7/29.

"Karaoke with LaBomba" will be here on 7/31.

Learn how to set up a charcuterie board on July 13.

The usual Ice Cream weekly events

the NJ Medium Linda Shields on 7/21.

Music with Mike Sinatra is scheduled for several evenings - with badges required for attendance.

For details see the calendar enclosed in your mail and you can sign up online or at the office.

The OB2 Raffle is underway and so far $22,450. Has been collected. Please purchase and bring in your book stubs for a chance to win. Additional books are available at the office.

B. Badges (Terry) are available today after the meeting. After next week, the office will be open 7 days a week,

C. Beach (Charlotte) The winter has been good to us, there was not much change in the beach surface. Snow was a good blanket. The town has cleaned up the walkways, so the pathways are easily accessed to the beach. However, much needed repairs are needed to the railings and the Mobi Mats, which is a Toms River Township responsibility

The planting areas, especially at the ocean side of the dunes gets a healthy spraying of saltwater so they thrive better that the tops of the dunes.

The electric lights at the end of the North Walkway was scheduled to be replaced and the electrician called and said his truck is disabled and he is rescheduling.

The Bay Beach had 2 truckloads of sand delivered just before workday and we fortunately were able to find a worker on Melody Lane with a backhoe to spread it for us and he also spread some dirt at the sited of the bulkhead at Railroad Way. There was a shortage of healthy young men at workday to help with this chore.

D. By-Laws (Mike Mercurio) Mike mentioned that it was his 39th anniversary and asked for some well wishes for him to give to his wife.

Mike directed everyone to the copy of the Beach Rules that was on every other chair on your arrival.

If you find Rules hard to follow here is a list. Rules should not be hard to follow. The Board is responsible for enforcing them. Most are based on Common Sense

Some By Laws changes are on hold because of a current conflict within the laws.

All Board Members and Key Employees have signed and submitted a Conflict-of-Interest Document.

E. Security (Mike) The Security Company hired, is the same company that we have been using. The

persons assigned to us are retired policemen. The primary coverage will be a retired Captain of a police force

Department and filling in - are a retired NYPD officer and a NJ State Police Officer.

We have given you a list of OBYC Rules, but Rules can be Written or Non-written. They are common sense And BEING A GOOD NEIGHBOR.

No one loves dogs more than me. But that does not mean you should walk your dog on my property or the beach where I take my grandchildren. It is a Toms River Laws not to bring your dog on their beaches. OBYC is considered a Toms River Beach

Speeding -cars or other vehicles are limited to 10 MPH. This law also pertains to Golf Carts, electric bikes, and scooters. There are new State Laws that have some teeth. Any problems are police problems, i.e., speed, age, and not wearing a helmet. Toms River also has Rules about age being out late not accompanied

by an adult if under 18.. Call police about a problem.

F. Clubhouse (Shane)We have had a surge of requests for clubhouse rentals which are winding down as we

do not allow rentals during the summer. We have a request for 10 rentals including a wedding at the end of the summer season." We do not rent during the summer as we keep it open for club functions".

The roof requires a major repair,

We had frozen pipes in the kitchen on several occasions.

Just last month, their was a monitoring issue with the heating control.

Any action toward a new clubhouse is on hold now, "we are not FORGETTING - the discussion is just, on hold and looking into creative Funding. The clubhouse is used extensively but it is not holding up well.

We have changed the Internet and phone service for a better rate. Numbers have NOT changed.

G. Grounds & Maintenance (Jennifer)

While on my Assessment rounds, most properties were great and some I left a sticker. A few still require attention and I will be walking around again.

The check-valve situation on the Bay Side Streets, is in process and should be completed by the end of the

month. They will not be disturbing the street surface as they can install these valves without digging

3171 has had new curbing installed. Street signs need to be replaced on many corners.

H. Improvement Committee (Rick**)**

We have received a few applications, and they are being reviewed, including soil replenishment and windows

and siding. We are implementing with the Technology Committee to set up a new application process ON

LINE to include pdf copies that can be retained and eliminate the cost of some of some duplicating originals.

There is no fee to the club for an application for a bulkhead replacement.

A reminder that all fences are required to be 50% open and no higher than 36inches.

Sheds are to be 5'4" deep termite free finish and colored to compliment the house.

If you have an Emergency REACH OUT TO THE BOARD.

June 20th is the cutoff date for major construction this year.

I. Insurance (Thomas**)**

We have over a dozen policies and they all are renewable each year and are increasing in price. All are with reputable carriers**.**

J. Marina (Rick)

The repairs at Gull Lane and Look Great. There are 3 slots open at Gull Lane and 2 at the Marina as of today.

Anyone looking for space for a Wave Runner - reach out. There is a winter charge if the wave runner dock is

left in place. Information pertaining to the Marina is kept on top of the bookcase.

J. Membership (Bill)

One new member present from 236 Gull Lane.

K. Nominations (Charlotte)

Any member wishing to run for a position on the Board, fill out an application online and submit it. The term is for

3 years. There are 9 Board Members so every year there are 3 members who are agreeing to run again or resign.

Any member In Good Standing and a property owner in OBYC for at least 1 year may submit an application.

Board members whose Terms expire this September are: Terry Bouziotis, Charlotte Flohl and Bill Lindner.

L. Technology (Thomas)_

This is a new committee formed to ensure that we are up-to-date in the MODERN World. The Committee con-

sists of Thomas, Shane, Terri, and Mike. The Object is to Keep down costs while modernizing technology, here

at the clubhouse and in our communication with members and associated businesses. We were able to obtain a

Non-Profit Grant of $2,000.00 and 2 other variable Assist, for a total of $2,500 in savings. We also added a cyber

security change to our system as a precaution.

We are trying a new credit card charging system which started at the picnic, it went well. We hope to expand it

to purchases made at the Beach, so we are not chasing papers. At this point there is still a 3% fee to pay your

dues via credit card, but we are looking into ways to tweak this.

7. **Old Business**

A member reminded us that the Board is a VOLUNTEER BOARD and Thanked the Board for trying to keep atop

of current trends and working so diligently.

8. **New Business:**

Shane: "We know that many of you are aware of the ongoing legal matter involving the property at 19 East Chadwick,

and we appreciate your patience as this situation has unfolded.

This is not something the Board takes lightly. These situations are never easy-they affect neighbors, they affect the

community, and they take time and resources that we would prefer to spend elsewhere. We understand that this can be

frustrating.

What we can tell you is that the Board is deeply committed to this community and to treating all members fairly and

consistently. Enforcing the Club rules isn't about being adversarial - it is about protecting the character and integrity

of Ocean Beach for everyone who lives here and loves this place.

The case is currently before the court. On advice of our attorney, we are not able to discuss the specifics while

litigation is pending, and we ask for your understanding on that.

It is the responsible thing to do to protect the Club and all its members.

We will share updates s they become available and as our attorney advises us it is appropriate to do so.

If you have any questions, we ask that you please submit them in writing to the Board Secretary, so that we can make

sure any response is carefully reviewed before we share it. We want to get it right.

Thank you for your trust in the Board and everything you do to make this community special.

It was asked by a member what the cost is, Shane answered: We are up to $20,000. Insurance will cover some.

Several questions were coming verbally from the members. Shane advised them to put any questions in writing and

send to the Board through the Secretary.

A member questioned Beach Rules, - sees people coming over from Monterey, people eating full meals. Members are

requested to report this to the Beach Manager Mike Barrett or Marc DeLorenzo when it is seen. We cannot control people

walking over from Monterey, but they should have OBYC badges if sitting here. Again, advise the Manager or Michelle

at the time.

A motion to adjourn was made by 3208 Dory Rd, seconded by 115 W Seaway. Approved 10:32am.

Respectfully submitted,

Charlotte Flohl

Secretary