

# OFFICIAL OBIII MINUTES SEPTEMBER 11, 2024 PDF

Ocean Beach and Bay Club  
3305 Heron Lane  
P.O. Box 245  
Lavallette, NJ 08735  
732-793-3798  
info@oceanbeach3.org

September 11, 2024  
September Meeting Minutes  
Location: Zoom Meeting Platform

The meeting was called to order by Brian at 8:00 PM. 49+ participants.

## **a) Roll Call**

Brian Quinn-President, Bob Bandel-Secretary, Donna Drummond-Treasurer, Tom Zich, Monica Anton  
**Absent:** Ken Levine-Vice President, Frank Augustine (JR), Doug Doolittle, Mike Hanney

**Quorum established.**

## **b) Agenda**

Brian made a motion to accept the agenda, with the exception to move the general welfare and member chat questions to after the meeting is adjourned. Second by Tom. **Motion approved.**

## **c) Reading of the Minutes.**

Brian made a motion to accept the August 14, 2024 meeting minutes. Second by Bob. **Motion approved**

## **d) Communications**

There were no communications received.

## **Financial Reports – Donna Drummond, Treasurer**

Donna made a motion to pay the August 2024 bills totaling \$148,148.09 for payroll, utilities, insurance, supplies, legal, etc. Second by Tom. **Motion approved.** Total bank assets: \$1,897,143.44. Currently working on the 2025 budget. Accounting firm of Genastasio & Company is currently working on our tax returns. Donna made a motion to reinstate four members who have paid their annual dues. Second by Bob.

**Motion approved.**

## **Committee Reports:**

### **1. Boat Basin/Kayak:**

**Boat basin** (Brian Quinn)

All watercraft must be removed from the boat basin on or before November 1, 2024.

**Kayak Launch Site** (Monica Anton)

All kayaks must be removed from their slots on or before November 1, 2024.

### **2. New Clubhouse:** (Tom Zich)

Work has resumed effective September 3. Work should be completed by January 1, 2025. CO and final inspection in January and February.

### **3. Maintenance:** (Tom Zich)

Maintenance will shut down for month of December. No parking or entrance to the playground from Heron Lane east side of bay beach. There is too much construction and it is not safe. Pole barn is complete and all approved

### **4.Roads:** (Brian Quinn)

Gas company will pave Bayview in early October and will also replace speed bumps.

### **5.Construction**(Doug Doolittle}

Permit applications-54 Open permits-39 Demolition-9 New homes-7 Revenue-\$3,915. Hardships requests-7 Hardships approved- 7 Hardship Fines- \$0.

**6. Beach:** (Mike Hanney)

All equipment has been removed from the beach including life guard stands and boxes. We had a great and very successful season.

**7. Social:** (Donna Drummond)

We had an average of thirty children for arts & crafts twice a week. New activities added this year were the Treasure Hunt and Bubble Man. Thanks to the volunteers: Robert Taylor, Dave Boyce, Tom Mallen, Mary Crowley and Desi. Merchandise sales were off by 50% this year versus last year. Merchandise still available at the Pole Barn. Merchandise will also be sold at the Fall meeting @ the OB Firehouse.

**8. Fundraising:** (Donna Drummond)

Nothing new to report

**9. Membership:** (Ken Levine)

Nothing new to report.

**10. Security/Beach Patrol:**

**Security** (Ken Levine)

Nothing new to report.

**Beach Patrol:** (Frank Augustine)

Nothing new to report.

**11. Nomination:** (Ken Levine)

Candidates need to submit bio's if they want them included for voting.

**12. Alternate Dispute Resolution (ADR):** (Ken Levine)

Nothing new to report.

**13. Rules:** (Ken Levine)

Nothing new to report

**14. Technology/Website:** (Tom Zich)

Website is up to date. Cat 6 wire RG59 coax has been set up between the new club house and the pole barn. Once the new club house is completed the connection will be made available. Simply voting is ready for fall voting. Need bio's from candidates.

**15. Legal:** (Bob Bandel)

There is a new law called the Corporate Transparency Act effective January 2025. It requires all board members to register with the federal government. We are exempt because we are a non profit and not a home owner association.

There is a new law in NJ, effective January 2024, that requires a Capital Reserve Study be completed a minimum of every five years. The purpose of the Capital Reserve Study is to insure we set aside adequate funds each year for replacement of assets, e.g., the clubhouse, bulkhead, major equipment, etc. We have a capital Reserve Study in place and will continue to update it.

**16. Grounds:** (Bob Bandel)

Please remember to keep weeds under control. We do continue to do spot checks.

**17. Budget:** (Donna Drummond)

Work has started for the 2025 budget.

**Old Business:**

No old business to discuss

**New Business:**

-No new business

Key dates:

Next Board of Trustees meeting will be held Wednesday October 2nd 2024 @ 8:00 PM via Zoom and in person at the Lavallette firehouse  
Annual Fall Membership meeting October 26<sup>th</sup> @ 9:00 AM

The meeting was adjourned at 8:15 PM. Brian made motion. Second by Monica. **Motion approved.**

General welfare and member chat questions were then answered.

Minutes taken by Bob Bandel, Secretary