

OFFICIAL OBIII MINUTES NOVEMBR 13, 2024 PDF

Ocean Beach and Bay Club
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November 13, 2024
November Meeting Minutes
Location: Zoom Meeting Platform

The meeting was called to order by Brian at 8:03 PM. 46+ participants.

a) Roll Call

Brian Quinn-President, Bob Bandel-Secretary, Donna Drummond-Treasurer, Tom Zich, Frank Augustine (JR), Monica Anton, Mike Hanney

Absent: Ken Levine-Vice President, Doug Doolittle

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 JR. **Motion approved.**

c) Reading of the Minutes.

Brian made a motion to accept the October 2, 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 October 2024 bills totaling \$40,333.72 for payroll, utilities, insurance, supplies, legal, etc. Second by JR. **Motion approved.** Total bank assets: \$1,546,876.81. FinCen/BOI application/report successfully submitted and accepted on 11/8/2024 and we are awaiting a response. 2025 dues will be \$772.00 per lot. Budget approval passed by 84.5%. We will have same payment process as last year, including accepting credit cards. Brief discussion regarding credit card payment submissions and past 2 years problems with the postal service. Further discussions to be held regarding badge sales for Air B&B's. Awaiting refund of our bond for \$40,000 from Toms River.

Committee Reports:

1. Boat Basin/Kayak:

Boat basin (Brian Quinn)

Nothing new to report

Kayak Launch Site (Monica Anton)

All kayaks must be removed from their slots immediately.

2. New Clubhouse: (Tom Zich)

Utilities installation and electrical hook up from power company completed. Everything else moving along well. Interior design group started.

3. Maintenance: (Tom Zich)

Closed down for November and December

4.Roads: (Brian Quinn)

Brian made a motion for road milling & paving not to exceed \$10,000. Second by Donna. **Motion approved.**

5.Construction(Doug Doolittle}

Permit applications-72 Open permits-48 Demolition-9 New homes-10 Raised homes-2 Revenue-\$6,300

6. Beach: (Mike Hanney)

Mike made a motion to rent a Lightning Detection System, from Perry Weather Systems, not to exceed \$5000 per year. This includes service, equipment and maintenance. This system picks up lightning in the area and immediately alerts all on the beach to clear the beach. Second by Brian. **Motion approved.**

7. Social: (Donna Drummond)

We will be starting a contest for “Ocean Beach 3 Logo.” More details to follow.

8. Fundraising: (Donna Drummond)

Nothing new to report

9. Membership: (Ken Levine)

Some new members have not attended the required new membership meeting. Third reminder being sent informing them that if they do not attend the meeting they will be suspended.

10. Security/Beach Patrol:

Security (Ken Levine)

Nothing new to report

Beach Patrol: (Frank Augustine)

Nothing new to report.

11. Nomination: (Ken Levine)

Nothing new to report

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

Nothing new to report

13. Rules: (Ken Levine)

Recommendation for Rule 5M will be discussed during new business.

14. Technology/Website: (Tom Zich)

Verizon has been contracted for the new clubhouse, service will be turned on once the office is opened. We have also added an additional phone number and 1k MHz internet speed. The existing phone number will remain as is.

15. Legal: (Bob Bandel)

Capital Reserve Study

We contacted 9 Engineering Companies seeking bids to complete an updated Capital Reserve study per the new NJ law entitled the Mandatory Reserve Funding Law. Bob provided copies of the 3 bids to the board for their review. The 3 companies are:

FWH Associates \$3500

Falcon Engineering \$6950

Whitestone \$9850

Bob made a motion to award the bid to FWH Associates of Toms River for the lump sum of \$3500. Second by Brian. **Motion approved.**

FinCen

We have completed all documentation by the required date of December 31, 2024. Donna Drummond has lead this effort and has done an excellent job.

16. Grounds: (Bob Bandel)

Nothing new to report

17. Budget: (Donna Drummond)

The 2025 budget was approved. Budget approval passed by 84.5%. 2025 dues will be \$772 per lot.

Old Business:

No old business to discuss

New Business:

-Monica made a motion to update Rule 5M to include “members who fail to pay these fines are subject to suspension and the associated reinstatement fee, if applicable. Second by Donna. **Motion approved.**

-Monica made a motion to clarify Article 3 Section 3 of the ByLaws as to initiation fees: “If an owner sells their lot and is no longer a Member, then subsequently purchases a lot, that owner is subject to a new owner initiation fee of \$500. Second by Bob. **Motion approved.**

-The board agreed to hold all future board meetings on Wednesday nights until the club house is complete via Zoom and in person at the Lavallette Fire House. Once club house is complete all meetings will be held on Thursday nights via Zoom and in person at the new club house.

Key dates:

Next Board of Trustees meeting Wednesday December 11th, 2024 @ 8:00 PM via Zoom and in person at the Lavallette firehouse

Annual Spring Membership Meeting June 7th 2025

Beach opens June 14th 2025

The meeting was adjourned at 8:30 PM. Brian made motion. Second by JR. **Motion approved.**

General welfare and member chat questions were then answered.

Minutes taken by Bob Bandel, Secretary