

# OFFICIAL MINUTES DEC 11, 2024 OB3 PDF

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

December 11, 2024

December Meeting Minutes

Location: Zoom Meeting Platform

The meeting was called to order by Brian at 8:02 PM. 47+ participants.

## **a) Roll Call**

Brian Quinn-President, Bob Bandel-Secretary, Donna Drummond-Treasurer, Tom Zich, Monica Anton, Mike Hanney, Doug Doolittle

**Absent:** Ken Levine-Vice President, Frank Augustine (JR)

**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 Bob. **Motion approved.**

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

Brian made a motion to accept the November 13, 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 November 2024 bills totaling \$23,832.28 for payroll, utilities, insurance, supplies, legal, etc. Second by Brian. **Motion approved.** Total bank assets: \$1,526,950.03. 2025 dues billing process will be starting shortly. We will have same payment process as last year, including accepting credit cards. We are currently working on setting up link to our website. Further discussions to be held regarding badge sales for Air B&B's. Awaiting refund of our bond for \$40,000 from Toms River. We will follow up with Toms River regarding tax appeal that must be filed by April 30, 2025.

## **Committee Reports:**

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

**Boat basin** (Brian Quinn)

Nothing new to report

**Kayak Launch Site** (Monica Anton)

Nothing new to report

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

All permits have been approved and most work has started. This month the plumbing and electrical will be turned active. The elevator is ready to install. Everything is moving along. AC and heat also waiting to be hooked up.

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

Although on temporary work schedule for December, we are cleaning up after the installation of the aprons which were just complete.

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

NJNG to pave Bayview between 35N & 35S shortly. We will install speed bumps on our own since Kiely Construction bid was outrageous.

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

Permit applications-75 Open permits-52 Demolition-9 New homes-10 Raised homes-2 Revenue-\$6,360

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

We have signed the contract for the installation of the Lightning Detection System, from Perry Weather Systems. The system will be ready for the 2025 season. Additional details on how to sign up for the app will be forth coming.

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

Final sale of our 2024 merchandise is discounted to 50%. Please contact Donna Drummond via e mail to check limited supply available.

**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 at our January meeting.

**10. Security/Beach Patrol:**

**Security** (Ken Levine)

Pretty quiet. Two calls for unsecured doors and two for signs.

**Beach Patrol:** (Frank Augustine)

Nothing new to report.

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

Nothing new to report

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

One hearing in process. An ADR addendum, which includes legal requirements, will be added to the Blue Book.

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

Nothing new to report

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

Wiring of the new club house for internet, streaming, PA, and phones have been started. FIOS will be installed on March 3<sup>rd</sup>.

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

We have complied with the initial requirements for the new Corporate Transparency Act that was scheduled to begin January 1, 2025. However the US District Court for the Eastern District of Texas has just issued a preliminary nationwide injunction against this new act. We will keep you posted on any further developments.

FWH Associates of Tom's River is currently finalizing our updated Capital Reserve Study. We are already compliant with S2760 of the new NJ law entitled the Mandatory Reserve Funding Law since we are under contract for the new reserve study.

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

Nothing new to report

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

Nothing new to report

**Old Business:**

No old business to discuss

**New Business:**

-Monica inquired as to whether we will install a camera on RT 35S to gain visibility of flooding conditions. It was agreed that we will look into it.

-Doug advised the board that W. Bayview has been staked out for alternate access when flooded. Doug will follow up with Ken regarding next steps.

Key dates:

Next Board of Trustees meeting Wednesday January 8th, 2025 @ 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 8:21 PM. Brian made motion. Second by Monica. **Motion approved.**

General welfare and member chat questions were then answered.

Minutes taken by Bob Bandel, Secretary