

Ocean Sands Resort Association, Inc.
Board of Trustees Meeting
July 8, 2023

Call to order: The regular meeting of the Board of Trustees was called to order by the President, John Barbato at 9:00 am on July 27, 2023, pursuant to a written notice establishing the date, time, and place.

Pledge of Allegiance

Moment of Silence for lost residents and family members

Roll Call: The following Trustees were in attendance: Guye Craig (Albacore), Dean Whitman (Bass), Tom Zook (Caviar), Ed Leigh (Dolphin), Len Iacono (Eel), Ray Pauley (Flounder), Robert Magnotti (Guppy), Jack Gresch (Haddock), Chris Yezzi (Inlet), Maureen Olphert (Jetty Alt. Trustee), Kathy Lester (Kay-Ling), Mark Albert III (Neptune), Cynthia Roselli (Octopus), Paul Pomilla (Pebble), Michael Mis (So. Pebble)

Prior Meeting Minutes: not approved because several board members did not receive the email.

Treasurer's report (Stacey Leigh): included as attachment.

Audit Committee (Dave Wheeler): no report

Auxiliary Committee (Mark Albert III):

Beautification Committee (Holly Myers): included as attachment.

Rules & Regulations / By-Laws (Mark Albert III):

Pool & Buildings Maintenance (Chris Yezzi): included as attachment.

Grievance (Greg Hart): no report

Purchasing (Meg Bulla): included as attachment.

Safety (Jack Gresch): included as attachment.

Welcoming Committee (Kathy Glouner):

New Business

Residents from site #75 are asking to move the electric pedestals 10.5 feet to the corner of their property. They have already received estimates from certified, insured electricians and are ready to go to the township for permits. Motion was made by Tom Zook to review the Township's response on the issue. Ed

Leigh seconded the motion. Eleven trustees voted yes to move forward with the township. Two abstained and two voted no. The residents will report back with the Township's decision.

Chris Yezzi proposed a plaque with Harry's name on it.

Not all residents received the email regarding the emergency meeting, the outcome of the house (collapsed well and failing septic system) and caretaker.

A motion was made for a mass email to be sent out to the membership advising that the association was looking for anyone that might be interested and qualified in filling the caretaker position at OSRA. The motion was seconded, voted on and passed.

Vice President advised that Trustee and committee chair email addresses will be reverting back to personal emails.

Adjourned: There being no further business, upon motion, duly made, seconded, and carried, the meeting was adjourned.

DATED: July 8, 2023


Cynthia Roselli, Secretary

June 2023 Treasurer's Reports

From: Stacey Leigh (treasurer@oceansandsnj.org)

To:

Email addresses redacted

Date: Friday, July 7, 2023 at 10:50 AM EDT

Good Morning Trustees,

Attached are the financial statements for OSRA for the period ended June 30, 2023. I have attached the Profit & Loss versus Budget, the Balance Sheet, the detail of the Facilities and Grounds accounts and the detail of the Administration accounts. You will see that we are essentially on budget. We are overbudget in our Repairs and Maintenance - General, which is driven mostly by charges for a more extensive cleaning and pumping out of all of our sewer pits as well as some dead tree removal and leaf clean-up (see the detail report). The pool is also above budget as a result of us replacing the two pool gates and the pool resurfacing and re-coping (see the detail report). The Permits and Fees account is over budget and will continue to be overbudget for the year. Upper Township increased our licensing fees by eight-fold year over year (see the detail report).

On the balance sheet, you will see that our cash and investments accounts (less the escrow for taxes) are at approximately \$306,000. The market value of our investment account is approximately \$145,000. We have no outstanding balances for taxes, maintenance fees or late fees. OSRA will be sending out property tax bills in the next week or so for an August 15th due date. Please be patient with me as I adjust to the position as well as programs I am not as familiar with.

Please reach out to me with any questions.

Please distribute to your constituents on your assigned blocks. I am working on updating the bulk email process this upcoming week and will then send out to everyone in the park going forward after this month. In the meantime, I appreciate your assistance with distributing.

Stacey Leigh, Treasurer
Ocean Sands Resort Association
609-731-1214

OSRA Board Meeting July , 2023 – Executive Summary: Beautification Committee Board Report

Holly Myers, Paul Pomilla, Susan LaFera
Report; rev 07.7.2023

Spring/Early Summer:

- *Rejuvenation pruning of selected shrubs.*
 - *Completed a general clean up and trim of spring blooming shrub.*
- *Reviewed mulch status with targeted test edging.*
- *Assist (time permitting) with cleanup and trimming of front garden beds.*

Spring/ Summer 2023

Caretaker – Recommendations – (See prior report.) Spring and Summer 2023

- **Initial cleanup**
- **Mulch - Not completed.**
- **Irrigation - Initial review and start of irrigation system and waterlines.**
- **Caretaker house area – Unknown.**
- **Ongoing weeding and general cleanup - All common spaces. Currently unknown.**

(Draft) Committee and volunteers - Summer 2023

- **Ongoing cleanup – Review and provide detailing to planting beds as needed/time permitting.**
- **Mulch / weeding - Weed and install mulch. (Initial mulching target – end March/April)**
- **Irrigation / hand watering – Irrigation status unknown; Placement of supplemental hoses and tools.**
- **Planning for enhancement of common space area by the club house. 2024/25 target completion.**

Request that the Committee be consulted on projects that affect the grounds.

- *Collaboration across groups/committees benefits the community. The committee/s can review, advise, and then recommend materials. This will allow for consistency in the aesthetic for the community. The committee can also provide guidance for appropriate function of any project.*

Obtain an understanding of status (season 2023) of general grounds maintenance process and budget.

Recommend the Board fund the following projects: *ongoing maintenance for trimming of trees and shrubs, replacement fencing, renovation and addition of car and boat parking areas.*

Develop a community based 5- and 10-year OSRA plan. *(See prior reports for the specific of the recommendations.)*

***** See prior Beautification Committee reports for additional details *****

Thank you to the volunteers. Thank you to both Maria and Cesar for all their support.

... We can do many things when we have many willing hands.

- ❖ Paul Pomilla – Labor and expertise; donation of plant material; purchasing of discounted materials.
- ❖ Susan LaFera, Lyn Lester – Donation of labor and expertise.
- ❖ Myers family – Ongoing shrub trimming, weeding and ongoing cleanup in the front bed areas.
- ❖ All members of the community – any effort to ‘clean up’ and beautify common areas.
 - This is immensely helpful and appreciated.

Volunteers will continue to be NEEDED to help with ongoing weeding, trimming, watering and irrigation needs.

July 8, 2023

Auxiliary Report

The auxiliary's season is well under way and we've had several great events this year. Our Community Yard Sale and Night at the Races were very popular and drew great attendance to open up the season. Last weekend, we hosted the 4th of July Block Party. Everyone had a great time and the inflatable waterslide obstacle course was popular among the kids and adults. Thanks to Chris and Dayle for coordinating the pool being open late, and Dayle again for organizing such a great event.

Tonight, we have Pizza and Bingo hosted by Kari Giorgi, and over the next couple weeks we also have some awesome events lined up starting with Arts and Crafts night hosted by Jill LaFera, followed by Christmas in July and the Ocean Sands Oasis Adult Pool Party.

Also, please remember the bake less cake sale. We are a little behind this year, so if you haven't gotten your donations in yet, it's greatly appreciated. The Auxiliary runs on these donations and it helps us to keep as many of our events free as we can. Carol Eckroth on Kay-Ling accepts the donations all throughout the year. Condo tickets will also be on sale again soon. For that, please look for houses with the "Condo Tickets Sold Here" signs in the window.

By-Laws & Rules and Regulations Report

The final draft of the by-laws is nearly complete. They will be distributed shortly and we will begin to have our readings. I will coordinate with all trustees so that we can set up a meeting online or in person to begin the review. The Rules and Regulations will also be reviewed during this time to bring them up to date with our by-laws. Once they are adjusted and in order, they will be sent to the OSRA attorney for review and final suggestions, before being voted on and adopted by the Board of Trustees.

COMMITTEE REPORT FOR JUNE

BUILDINGS AND GROUNDS AND POOL

On or about **June 1**, John called Caprioni sewer services to pump out 3 sewer tanks that were near overflow caused by an electrical failure to the lift station. I then called GE Mechanical for emergency repair. While there we observed Caesar having a submersible pump with hose leading from the cesspool at house to the lift station behind the garage. We immediately removed it. The cesspool at the rear of the house had been overflowing and this was his solution.

June 2 & 3 GE Mechanical Repairs the lift stations electrical system. We questioned Caesar on his solution, and he answered the pump he placed in the cesspool was controlling it from overflowing.

June 5 Called Caprioni septic to return and pump out house cesspool. All sewer holding tanks lift stations and grinder pits were checked and documented in good service. This testing must be done once per month and documents saved for DEP inspection. If this job was outsourced the engineer fee would be 600.00 per month and this service is 12 months.

June 7 Get call from Cesar that the well in the house is pushing up sand and it's getting into the pipes. I instructed him to disconnect the well and run a hose from the small island to supply water to the house.

June 8 Called I Quinlin well drilling to evaluate problem. Can't be fixed the well bottom has collapsed need new well or connection from another source. Estimate \$8000 if there is room after township and DEP inspects and has no time to do until after season.

June 9 Called AAA well drilling they will attach a pipeline from existing water source break asphalt across north pebble and lay pipe to connect to caretaker house. \$4,000 to \$6,000

Contacted So-link, a security camera company, was asked to come to OSRA and give a proposal on installation of cameras throughout the park.

June 12 Contacted GE Mechanical to get a proposal on moleing under the ground from the pump house to the caretaker's house. Costs \$ 7,500.00 This cost did not include connections to well or house or any possible problems they may encounter underground.

Contacted Michel Kalen Septic for a job description of what could be done in the area for a new septic system or a possible connection to our existing lift station. Did not know, needed engineer to evaluate.

June 13. Kalan septic engineer inspects No connection from existing tanks would be permitted by township or department of environmental protection. Does not think new tank and leach field can be installed at area behind the house? Suggest possible front of house and engineer drawings.

Marked north pebble in area where to dig and place connection pipe from well to caretaker house. Findings from the underground survey found no utilities or obstructions in the area of proposed digging.

June 14. Knowing the condition of caretaker home and costs to repair I suggested if I should start taking bids on the services needed by OSRA in the event Caesar's contract ends. The first service was janitorial services. Next Level Janitorial/ Offshore Janitor/Service master janitorial Services. The best price, which I will not disclose in this email due to the sensitive nature of the employee being hired to do this service. This info has been filed for future reference if needed.

June 15. The following contractors are on call for services needed by OSRA park. Greater Landscapes for lawn mowing, hedge trimming and weed whacking, and leaf pick up. Masons Home Services for janitorial service and Masons Contractors for excavating and park repairs, Denver electric, Auggie plumbing service, AAA well drilling. All contractors are insured.

June 18. Someone places a whiffle ball directly under the skimmer basket to deliberately destroy property. This would have burnt out a pool pump and this was not child's play.

June 19 So-link cameras gives site survey for cameras at entrance, trash area, front bath and playground area, pool area and rear playground area. No total costs currently.

June 20, 21, 22, 23. On these dates it was Raining and very heavy at times. No evidence of any flooding, mud or softness in the area in front of trash bins towards rt 50. This area is purposed for trailer storage to allow for more guest parking. Also written report received from underground survey on OK for digging 3 Ft. wide trench for underground pipe from house to bath house well stem.

June 26, 27, 28. Installations of sprinklers and one timer on front Islands start and completed. One problem exists with the second timer. Someone attached the photo sensor to not only the light post but to the outdoor receptacles also. As a result, the entire little island gets current only when it's dark. Not too good for keeping a timer running. This will be repaired by Denver Electric. They should be here by July 10 then we will connect to the other timer. The sprinkler system works well.

Expenses

From: Meg Holmes (megholmes52@yahoo.com)

To: consultingbycr@aol.com

Date: Wednesday, July 5, 2023 at 12:17 PM EDT

Cyndi

Purchased cleaning supplies from Amazon for \$182.92.

Hobby Lobby chalk board for maintenance report total \$46.55

That's it.

Meg

[Sent from Yahoo Mail on Android](#)