
Ocean Sands Resort Association, Inc.

Board of Trustees Meeting
August 6, 2022

Call to Order: The Regular Meeting of the Board of Trustees was called to order by the President Meg Bulla on August 6, 2022, pursuant to a written notice establishing the date, time and place.

Pledge of Allegiance

Roll Call: The following Board Members were in attendance:

Street	Trustee	Alternate
Albacore	Guye Craig	Joe Puscian
Bass	Dean Whitman	
Caviar	Tom Zook	John Barbato
Dolphin	Mary Ellen Bulla	Dennis Pfeiffer
Eel	Ed Malantonio	
Flounder	Raymond Pauley	Glenn Baker
Guppy	Robert Magnotti	
Haddock	Jack Gresch	
Inlet	Chris Yezzi	
Jetty	Greg Hart	Maureen Olphert
Kay-Ling	Gina DiNoia	Carol Eckroth
Neptune	Mark Albert III	Rose Albert
Octopus	Cynthia Roselli	Dave Wheeler
Pebble	Paul Pomilla	
S. Pebble	Michael Mis	

A quorum and super majority were present.

Prior Meeting Minutes: The minutes of the Board of Trustees Meeting of July 2, 2022 were approved.

Treasurers Report (Barry Myers): Report was previously issued. Additional reports were sent out to supplement the initial Treasurers Report at the close of the month. A vote was held to approve the report.

Standing Committee Reports:

Audit (Cynthia Roselli): No report currently. This is pending response to questions proposed to Barry.

Auxiliary (Mark Albert): Bakeless Cake Sale is close to \$1,900 and still collecting. Several successful events like Cornhole Tournament, Bike Parade, Ice Cream Truck, Pizza Bingo Night, and Quizzo. Night at the Races is tonight at 7pm. Halloween Night, Stuffed Potato Night, and Labor Day Block Party are scheduled for the subsequent weeks. The next Auxiliary Committee meeting is scheduled for Labor Day Weekend and may be pushed back. Condo Tickets are on sale and a list of sellers are on display at the information boards.

Grounds and Beautification (Holly Myers): A written report was issued. Special thank you to all volunteers who have contributed hours and labor to make up for items not under the Caretaker's duties and responsibilities. These duties and responsibilities are still unclear but are being refined over time. Mulching was redone. Tree care, weeding, irrigation and replacing nozzles, trimming shrubs, and watering are areas that need assistance. A midseason cleanup was done out front. A beautification day is being planned for the fall. We will need to consult the services of a vendor to keep our grounds looking good and healthy.

Buildings (Dennis Pfeiffer): Bath house project is nearly complete. Fixtures and mirrors were addressed. Dennis suggested we consider a proper baby changing station and replacing the shower partitions. The floor in the Club House is getting moisture from the condensation tube outside. The condensation tubes were changed earlier in the week, and we should monitor the floor to see if the issue occurs again.

By-laws/Rules & Regulations (Barb Pfeiffer): The committee will meet today after the meeting to review suggestions collectively raised among the committee. A draft copy of the revisions will be proposed to the committee. Pending approval of the draft it will be forwarded to Barry and trustees for review. A concern was raised concerning construction bylaws that one contractor should have no more than two projects active on the campground at a time.

Construction (John Barbato): One new permit to replace and repair a deck.

Purchasing (Meg Bulla): Looking for a baby changing table and tot lot. Speed bumps have been purchased.

Pool Maintenance (Chris Yezzi): Flow meters, floats, and tie downs were purchased. The plaster and coping needs repair in the pool. This will require mud-jacking because concrete slabs near the pool stairs are sinking. They need to be raised to repair the pool. We are working on obtaining three bids for the work. All the bids are between \$30-35K. If the clubhouse is being rented out the pool committee needs to be notified to ensure chemical balance of the pool is acceptable before and after use of the pool.

Finance & Budget (Barry Myers): Various big-ticket projects are on the radar. An assessment is being considered while keeping the maintenance fee flat to cover the costs. Ultimately, the budget would be approved in our late September meeting.

Grievances (Greg Hart): A vote was taken regarding an ongoing grievance involving an attorney. The vote was held that the suspension regarding the grievance be converted to a formal warning because OSRA grievance policy was not followed properly. A second grievance is in process regarding a male and female showering together in the bath houses. A third is in process but not in position to be presented to the board.

Maintenance (John Barbato): A written report was issued. GE Mechanical has put a new pump and floats in the Caviar pit. They returned a couple days later because the pump light at Caviar came back on. GE Mechanical has surveyed our other pits, and all are working fine. One needs a bracket replaced for the floats in the pit. The Caviar pump works but it jams constantly so a suggestion was brought forth to replace it. Cost would be roughly \$2,200 from GE Mechanical. Minor maintenance was done to the bath houses and pool. A persistent odor in the bath house was addressed by a plumber.

Safety (Jack Gresch): Speed humps were ordered. They are on backorder anticipated to arrive by July 20th. A temporary ban on firepits was placed due to proximity to dwellings, vehicles, grills, and other fuel sources. This is also based on the “high-risk” for fire rating issued by the local fire department. Kids also need to be aware drivers and other people just as drivers need to be aware of kids.

Inspection (Greg Hart): An inspection of the campground was done for leaves, weeds, and mold. Thirty-six violations were issued at the last meeting. Presently there are thirty-one. Greg has proposed a letter be issued to for the thirty-one violations with violators being billed a minimum of \$50.

Old Business:

Wifi in the Club House and Camera system: We will focus on resolving this matter at the beginning of next season.

Still searching for a tot lot for a reasonable price.

New Business:

Preliminary budget discussion and possible maintenance assessment to cover our infrastructure needs. A two-year assessment of \$150 or higher per season with no increase to the yearly maintenance fee. This is to cover various upcoming projects like pool repairs, replacing the tennis court, fixing the sewer, and fixing our irrigation systems. The assessment would include leaf pick up by the Caretaker’s crew. After the assessment expires there may be a

small increase in maintenance fees to cover this cost going forward. This matter will be revisited at the budget meeting at the end of September.

Long-term big-ticket budget items in the five-to-ten-year category like blacktopping and fencing should be considered as well.

A question was raised whether the pool can be open later on Friday, Saturday, and Sunday nights. The pool closes at 8:30 on Fridays intentionally so it can be serviced by a vendor Saturday morning. The pool will close at 8:30pm unless a specific event is going on. It would be the responsibility of the party using the pool to coordinate with the pool committee to close the pool later.

Resolutions: Upon motion, duly made, seconded and carried it was **RESOLVED** that:

1. **Meeting Minutes:** The minutes of the Information Meeting and Board of Trustees Meetings of May 28, 2022 were unanimously approved. Motion started by Greg and seconded by Jack.
2. **Treasurer's Report:** The Treasurer's Year to Date Report dated as of July 2, 2022 is approved. Motion started by Jack and seconded by Paul.
3. **Grievance: Convert Suspension to Formal Warning:** Motion started by Bob and seconded by Jack. Rescind suspension and issue a formal warning because OSRA did not follow certain procedures regarding the bylaws. Vote was split all in favor except one trustee.

Adjourned: With no further business a motion to adjourn, duly made by Paul and seconded by Bob was carried.

DATED: August 6, 2022

Robert J. Barbato, Recording Secretary