

Ocean Sands Resort Association, Inc.
Board of Trustees Meeting
August 7, 2021

Call to Order: The Regular Meeting of the Board of Trustees was called to order by the President Meg Bulla at 9:00 am, on August 7, 2021, pursuant to a written notice establishing the date, time and place.

Pledge of Allegiance

Roll Call: The following Board Members were in attendance: Guye Craig (Albacore), Joe Puscian (Alt. Albacore), Dean Whitman (Bass), Renee Jeminey (Alt. Bass), Tom Zook (Caviar), John Barbato (Alt. Caviar), Mary Ellen Bulla (Dolphin), Dennis Pfeiffer (Alt. Dolphin), Glenn Baker (Alt. Flounder), Laurie VanDerBogart (Alt. Guppy), Dan Horvath (Haddock), Mark Albert, Jr. (Alt. Inlet), Greg Hart (Jetty), Maureen Olphert (Alt. Jetty), Carol Eckroth (Kay-Ling), Rose Albert (Neptune), Cynthia Roselli (Alt. Octopus), Paul Pomilla (Pebble). A quorum was present.

Prior Meeting Minutes: The minutes of the Regular Board Meeting of July 3, 2021 were approved.

Treasurer's Report: Barry asked for a vote to approve the Treasurer's Financial Report for the period ended July 31, 2021.

Standing Committee Reports:

Audit (Barbara Pfeiffer): Audit of 2020 season has been completed. Our bond has been reinstated. This year they'd like to focus on internal controls.

Auxiliary (Kim Perillo): Barb Pfeiffer spoke on behalf of Kim. August activities kick off tonight with Night at the Races in the clubhouse. Next weekend will be Halloween. Trick-or-treating around the park will be followed by fun at the field. Condo ticket fundraiser is going on right now. Our Bakeless Cake Sale has brought in over \$2000 – contributions will continue to be accepted and appreciated. Presently there is a serious need for people to step up and serve as officers in the Auxiliary and also as event chairpersons if we are going to continue to have events for all in the park.

Grounds and Beautification (Holly Myers): Holly reported that Paul Pomilla brought many plants and flowers that have been planted, but the irrigation system is not working well. They are looking into resolving this issue. They are considering a fall working weekend hoping that residents will show interest and volunteer to help beautify the park. Input as to locations for planting trees would be appreciated. Boat and car parking areas will be designed to be aesthetically pleasing. Committee will be working on goals for beautification of grounds area by the clubhouse. The committee would like to put in writing the daily and weekly jobs that the caretaker could do to help make plants/flowers grow well.

Buildings (Dennis Pfeiffer): Dennis stated that the contract has been signed with Joe Chambers on Bathhouse #1 up front to be started in September and Bathhouse #2 to be started in December/January. Contracted price is \$47,500/bathhouse and \$6,500/laundry room. Electrician will be asked to move switch behind pool pumps to a safer and more convenient place.

By-laws/Rules & Regulations (Tina Ludy): No report.

Construction Committee (John Barbato): John reported that 23 permits have been requested and distributed. Discussion took place on site construction rules and the need for all owners to be aware of rules on permits for work done on sites. Jack Gresch wants support from the Board to fight the Township on the 15 foot setback rule. Barry explained that instead of presenting a legal fight, a request for a variance should be presented for Township to act upon.

Purchasing (Robert Gorman): No report.

Pool Maintenance (Cathleen Craig): Cathy asked that music at the pool should be kept within the immediate group's listening area. She received complaints on inflatables in the pool with others swimming. She discussed the Township's rule of pool gates. Gates must be locked at all times. Pool gates are not up to code as they should open out not in.

Finance & Budget Committee (Barry Myers): No report.

Grievance (Greg Hart): No report

Maintenance (Bob Gorman/Dennis Pfeiffer): Everything is working well right now. Residents are a doing a good job maintaining the sewer system. Owners are asked to please check their trees for diseased/dead ones that need to be removed before creating property damage.

Safety (Guye Craig): Guye asked that Trustees be alert to speeders on their block. Any information on speeders can be shared with Guye, and he will look into it.

Welcoming Committee (Kathy Glouner): No report.

Old Business:

Meg reported that Ed Malantonio found a map of the park to give to Comcast. They will be determining the spacing of Wi-Fi hotspots within the park.

A 5-year Planning Group held their initial meeting. They are working on a questionnaire to go out to the residents.

Meg spoke about a 3 year plan for residents to have skirting on their trailers and stone on their lot. Discussion followed.

New Business:

Meg suggested that we address all of the By-Laws over the winter and update them along with Rules & Regulations.

Discussion was held on \$100 fee paid to Barry for property sales/transfers.

Ross Environmental Systems have bid to spray the buildings and house from April through November for \$123/month. They will also provide a 10 year termite treatment at the cost of \$4097. A motion was made and passed to approve.

Barry asked that all trustees inform him now if they plan to run for next year. Trustees appoint their own alternate to work with them.

A secondary camera system will be purchased and direct wired hopefully by the end of the season. The existing system will stay and cover entrances.

Discussion took place on the problems of tree roots and chemicals clogging the pipes coming from the pool. Meg suggested that info be collected on this and further discussion made at the next meeting.

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

1. **Treasurer's Report:** The Treasurer's Year to Date Report dated as of July 31, 2021 is approved.
2. **Prior Meeting Minutes:** The minutes of the Regular Board Meeting of July 3, 2021 were unanimously approved.
3. **Exterminator hired:** Trustees voted to hire Ross Environmental Systems for exterminating and providing termite treatment.
4. **Meeting Date:** The next regular General Membership Meeting is scheduled for September 5, 2021, followed by the Annual Board Organization Meeting (election of officers) at 9:00am to take place in the Ocean Sands Resort Association's Clubhouse located at 56 Route 50, Ocean View, NJ.
5. **Agenda Items for Next Regular Board Meeting:** The Recording Secretary will prepare and distribute an agenda for the next Board meeting which will include, in addition to the continuing reports and old business, the following new business: Pool equipment

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

DATED: August 7, 2021

Tina E. Ludy, Recording Secretary