

Ocean Sands Resort Association, Inc.
Board of Trustees Meeting
July 11, 2020

Call to Order: The Regular Meeting of the Board of Trustees was called to order by President Meg Bulla at 9:00 am, on July 11, 2020, pursuant to a written notice establishing the date, time and place.

Pledge of Allegiance

Moment of Silence: A moment of silence was observed for residents who are sick or have passed away.

Roll Call: The following Board Members were in attendance: Guye Craig (Albacore), Joe Puscian (Alt. Albacore), John Barbato (Alt. Caviar), Meg Bulla (Dolphin), Robert Gorman (Eel), Dave Glouner (Alt. Eel), Glenn Baker (Alt. Flounder), Robert Magnotti (Guppy), Daniel Horvath (Haddock), Greg Hart (Jetty), Carol Eckroth (Kay-Ling), Rose Albert (Neptune), Tina Ludy (Octopus), Cynthia Roselli (Alt. Octopus), Daniel Dunn (Pebble), Paul Pomilla (Alt. Pebble) and Michael Mis (S. Pebble). A quorum was present.

Prior Meeting Minutes: The minutes of the Regular Board Meeting of September 21, 2019, were reviewed. The minutes are available online, oceansandsnj.com.

Treasurer's Report: Meg spoke on behalf of Barry and said that Barry had sent the financial statements out to all. If anyone has any questions, they can email Barry. See also the Finance and Budget Committee Report below.

Standing Committee Reports:

Audit (Barbara Pfeiffer/Cynthia Roselli): A review of the 2018-19 season of all the books and records of OSRA was completed. After this inspection recommendations are being made to help improve what we are doing financially. A few recommendations were presented. In addition to this audit, OSRA's books and records are regularly reviewed by an outside accounting firm, which also prepares regular journal entries to ensure we follow proper accounting rules and prepares OSRA's annual tax return.

Auxiliary (Kim Perillo): Barbara Pfeiffer spoke on behalf of Kim and said that events and activities will be held outside for the 2020 season. The calendar was emailed to residents in July. The calendar is also available online, oceansandsnj.com.

Grounds and Beautification (Holly Myers): Meg read a report submitted by Holly Myers. After spring cleaning, the work of maintaining the gardens continues. Common areas that are under review are edging the beds and softscape screening along the fence line. The pool area needs revitalization of garden beds, shrubs, and stone. In the winter trees and shrubs will need care. Parking areas are in need of expansion/enhancement.

Buildings (Dennis Pfeiffer): Clubhouse – Gutters need to be cleaned. Opening/closing procedures (spring/fall) that were written were shared.
Caretaker's house - Suggested replacing windows on house.

By-Laws/Rules and Regulations (Tina Ludy): Documents were revised and rewritten. Revisions were shared. Documents are available online, oceansandsnj.com.

Construction (John Barbato): Seven new permits have been submitted. Permit requests can be given to John (30 Caviar) or one of his committee members: Marvin Miller – 31 Caviar, Tom Zook – 27 Caviar, Jack Gresch – 112 Haddock, Dave Wheeler – 208 Octopus. Emergency repairs can be authorized with a phone call, but these repairs need to be followed up with a permit. It was reported that there was an incidence of work that was done without a permit resulting in a \$100 fine for the site owner.

Purchasing (Bob Gorman): Office supplies and cleaning supplies were purchased.

Pool Maintenance (Cathleen Craig): Meg spoke for Cathy saying that repairs are needed and that Coastal needs to address this. Cathy is looking into a new pool company.

Finance and Budget (Barry Myers): Barry sent all paperwork out.

Grievance (Greg Hart): No report.

Maintenance (Bob Gorman): There was a main pump failure. A new one was installed. The tree surgeon is needed for trees presenting problems on common grounds and also on individual sites.

Safety (Guye Craig): There are several dead trees on sites in the park that need to be taken care of as they are a threat to safety. Suggested George Reichert – Tree Surgeon 609-628-4567. Speeding is an issue that needs to be addressed. The committee will develop guidelines regarding warnings/consequences for those speeding.

Welcoming (Kathy Glouner): Five welcome baskets were prepared for new owners. Four were distributed, and one is waiting to be shared. Welcome to OSRA!

Old Business:

Regrading between Dolphin and Caviar: Meg suggested looking at drainage issue there first. It was also suggested to investigate the drainage on the corner of the tennis court and the pool. Use of a sand pump system for the pool will be looked at to replace what is now used.

Dog Fine: Rose Albert is drafting a form to enforce the new rule of negligence in cleaning up after a pet with first offense of written notice and second offense of \$25 fine. An escalating system of fines will be imposed for further offenses. Meg will email form to trustees.

Box for playground: Equipment box on playground will be replaced with a shed. It will provide safer access to equipment.

New Business:

Fidelity Bond: Greg Hart is looking into a bond as per the By-Laws. Internal controls will help to protect association funds.

Bathroom Upgrade: Dennis Pfeiffer shared ideas/materials for interior cosmetic work on both bathrooms. Ventilation is a big issue. Could possibly be \$85,000 total. No extra money would be needed from the residents for the project.

Board Position: A replacement is needed for Carmela LaRocco, block captain on Inlet. She can no longer hold the position. Harry Koestel, alternate, is not interested in assuming responsibility as block captain or continuing as alternate being his site is for sale.

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

- 1. Prior Meeting Minutes:*** The minutes of the Regular Board Meeting of September 21, 2019 were unanimously approved.
- 2. Treasurer's Report:*** The Treasurer's Year to Date Report dated as of June 30, 2020 is approved.
- 3. Revision of By-Laws:*** Following a review and discussion, the Board unanimously approved the revision of Article 4 Sections 1 and 8 and Rules & Regulations Section 5.
- 4. Bathroom Upgrade:*** Following a discussion, the Board unanimously gave approval for Dennis Pfeiffer to get estimates for project.
- 5. Meeting Date:*** The next regular General Membership Meeting is scheduled for September 6, 2020, followed by the Annual Board Organization Meeting (election of officers) at 9:00am to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Ocean View, NJ.
- 6. 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: Board Position

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

DATED: July 11, 2020

Tina E. Ludy, Recording Secretary