

Ocean Sands Resort Association, Inc.
Board of Trustees Meeting
July 3, 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 July 3, 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), Tom Zook (Caviar), John Barbato (Alt. Caviar), Mary Ellen Bulla (Dolphin), Dennis Pfeiffer (Alt. Dolphin), Ed Malantonio (Eel), Dave Glouner (Alt. Eel), Robert Magnotti (Guppy), Laurie VanDerBogart (Alt. Guppy), Jack Gresch (Alt. Haddock), Al Koppen (Inlet), Mark Albert, Jr. (Alt. Inlet), Greg Hart (Jetty), Carol Eckroth (Kay-Ling), Mark Albert, III (Alt. Neptune), Tina Ludy (Octopus), Paul Pomilla (Pebble), Daniel Dunn (Alt. Pebble), Michael Mis (S. Pebble). A quorum was present.

Prior Meeting Minutes: The minutes of the Annual Information Meeting of the General Membership and also the Board of Trustees Meeting, both of May 29, 2021 were approved.

Treasurer's Report: Barry asked for a vote to approve the Treasurer's Financial Report for the period ended June 30, 2021.

Standing Committee Reports:

Audit (Cynthia Roselli): No report

Auxiliary (Kim Perillo): Meg spoke on behalf of Kim. Our Cornhole Tournament kicks off today as our first event. There will be a bike parade on the 4th of July at the clubhouse at 10:00 am. Ocean Sands beach towels and shirts are being sold online on our Residents of Ocean Sands facebook page. Orders must be placed by July 11. Auxiliary is requesting that the Association clean the clubhouse once a week during the summer season. Any residents using the clubhouse need to follow cleanup rules posted near the exits. Thanks to those who have donated or volunteered this year. If you're interested in helping, please reach out to Kim Perillo or any other Auxiliary officer.

Grounds and Beautification (Holly Myers): Holly's report gave an update on Spring 2021 goals and outlined summer/fall goals. She would like input from the Board for tree planting locations. She would also like for a committee of chairs (Pool, Grounds, Maintenance, and Auxiliary) to suggest ideas for beautification of the park. Acknowledgements were made to those who donated and/or volunteered their labor and expertise.

Buildings (Dennis Pfeiffer): Dennis noted that new windows were put in the guard shack at the front entrance. Additional work needs to be completed on the building. Clubhouse renovations seem to be working out fine. A safety concern was raised about the double locks on the gates at the pool.

By-laws/Rules & Regulations (Tina Ludy): Tina stated that there are no changes to the Rules & Regulations. The Board had discussed changing some By-Laws of the organization. At the end of the season the By-Laws will be reviewed and changes will be made where needed.

Construction Committee (John Barbato): John reported that so far this year about 18 new permits have been issued for minor work. There has been no change in the township's ruling on the 15 foot setbacks from structures instead of 10 feet as in the past

Purchasing (Robert Gorman): Bob reported that all is working fine with the sewer system. Remind your guests on using the system properly. Plumbers have recommended using Scott's 1-ply toilet paper with our system.

Pool Maintenance (Cathleen Craig): Cathy shared that everything is going fine with the pool.

Finance & Budget Committee (Barry Myers): Barry reported that he's been working with the Audit Committee on a monthly basis. They will also be helping to assist with budget preparation. They will be working on a zero based budget based on our current needs.

Grievance (Greg Hart): No report

Maintenance (Bob Gorman/Dennis Pfeiffer): Committee is looking into purchasing a Roto-Rooter machine to clear pipes.

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): Kathy is still handing out baskets to new owners. She said that they've been well-received.

Old Business:

Ed Malantonio reported that Wi-Fi for the clubhouse would be \$216/month for a 1G setup with up to 50 connections at one time. He was also checking on bulk packages for the park for residents.

Mark Albert shared that we are going to let the current website up and running until it expires. Changes will be made after that time.

No new information has been shared about Upper Township's new 15-foot setback ruling between structures.

Meg spoke about needing extra funds for the bath house renovation project. It was reported that we need \$95,000 instead of the \$80,000 originally projected as the cost of materials is high.

A 5-year Planning Group was organized to determine where we want to be in 5 years and what we want to improve upon each year. The group is meeting at the end of the Board meeting.

A contract for the bathhouse renovation was drawn up and is waiting to be presented to the contractor, Joe Chambers. We would start one bathhouse reno this budget year and the second one in next year's budget in January. It was discussed to keep the laundry room reno in the plan also. Because of an increase in prices of materials, we need new authorization from residents to increase the spending of costs needed to complete the project. A resolution was approved for a referendum to ask residents to vote on a new maximum of \$120,000 to complete the bathhouse/laundry room upgrade. Barry will send out an update for approval.

Meg encouraged Trustees to talk to residents for ideas on updating/changing By-Laws. She tabled discussion on this until next meeting.

New Business:

Greg Hart wanted to make a motion requiring skirting and stone on all lots. Skirting will be recommended for all new trailers coming into the park. Construction committee could meet on this as rules would need to be changed.

On June 20th there was an incident after quiet hours with an individual on Dolphin. The resident would not identify the individual. Therefore, a resolution was voted upon to suspend anyone except for the property owners from entering the campground for 60 days until the owner identifies the operator of the vehicle.

Discussion was held on making new rules about what can be dumped in the front trash area.

Barry suggested that we update our security cameras as ours are old. Barry will train others to work with the cameras.

Chris Yezzi spoke about DEP reports that need to be completed for our pumps.

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 June 30, 2021 is approved.
- 2. Prior Meeting Minutes:*** The minutes of the Annual Information Meeting of the General Membership and also the Board of Trustees Meeting, both of May 29, 2021 were unanimously approved. the Regular Board Meeting of May 8, 2021
- 3. Bathhouse referendum:*** Trustees voted to ask residents to accept a \$120,000 referendum to renovate bathhouses/laundry rooms without an increase in fees.
- 4. Quiet hours incident:*** Trustees voted to suspend anyone except for property owners from entering campground for 60 days until the owner identifies the operator of vehicle.
- 5. Meeting Date:*** The next regular Board Meeting is scheduled for August 7, 2021 at 9:00am to take place in the Ocean Sands Resort Association's Clubhouse 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: By-Law changes

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

DATED: July 3, 2021

Tina E. Ludy, Recording Secretary