

**Ocean Sands Resort Association, Inc.**  
**Board of Trustees Meeting**  
**July 6, 2019**

**Call to Order:** The Regular Meeting of the Board of Trustees was called to order by the President Brian Carvale at 9:00 am, on July 6, 2019, pursuant to a written notice establishing the date, time and place.

***Pledge of Allegiance***

**Roll Call:** The following Board Members were in attendance: Renee Jeminey (Alt Bass), Lisa Zook (Alt. Caviar), Stanley Sands (Dolphin), Holly Myers (Alt. Dolphin), Bob Gorman (Eel), Robert Swartz (Alt Eel), Glenn Baker (Flounder), Robert Magnotti (Guppy), Elizabeth Emde (Haddock), Carmela LaRocco (Inlet), Harry Koestel (Alt. Inlet), Greg Hart (Jetty), Carol Eckroth (Kay-Ling), Mary Ellen Bulla (Neptune), Tina Ludy (Octopus) and Daniel Dunn (Pebble) A quorum was present with a super majority.

**Prior Meeting Minutes:** The minutes of the Regular Board Meeting of May 4, 2019 were reviewed.

**Treasurer's Report:** Stanley presented the Treasurer's Financial Report for the period ended June 30, 2019 showing that we continue to run over budget by about \$4,800. While we are closer to meeting budget, we are still absorbing approximately \$11,000 of unexpected start-up costs, including replacement of electric service to the rear bathhouse, electric repairs in the front of the campground with electrification of the shed, several site riser and pipe replacements due to freezing, and termite damage in the club house. However, unless we have unexpected sewer pump problems, we should be back on budget in a couple of months. Total cash and investment accounts (less the escrow reserve for property taxes) is \$201,139.

***Standing Committee Reports:***

*Audit (John Perillo):* No report.

*Auxiliary (Kim Perillo):* Kim reported that volunteers are still needed for several of the open activities. Everyone is encouraged to participate in the cake-less bake sale since that program funds so many of the great events at OSRA and so far participation is below expectations. Kim also reported that the Auxiliary spent \$2,500 new tables and cushions for the Clubhouse.

*Clubhouse Upgrade – Special Committee (Barbara Pfeiffer):* Barbara Pfeiffer reminded the Board that the project started three years ago today and today we received the Certificate of Occupancy for the new Clubhouse. There are a few items remaining on the punch list, but overall the project is completed. On time and on budget. Bard also indicated that we anticipate the need for a new refrigerator.

*Beautification (Joe Sergio):* No report.

*Grounds and Buildings (Joe Sergio):* No report.

*By-Laws (Glenn Baker):* Glenn reported that there have been no changes to the bylaws.

*Construction Committee (Glenn Baker):* Glenn reported that all permits requested have been issued. The Committee also was forced to impose a \$200 fine on site (redacted) for a construction

violation. Glenn also reminded the Board that OSRA has a long-standing policy of not permitting any outside surveys, but when necessary, the Committee will measure the sites to comply with permit requirements.

*Purchasing (Stanley Sands/Bob Gorman):* Bob reported that we have placed orders for the normal bathroom and pool supplies.

*Pool Maintenance (Tina Ludy):* Tina reported that Maria is doing a great job getting the pool opened and closed and properly monitoring water condition. There is now a full pool committee with five members to help provide coverage on Sunday's when Maria is not available, as well as dealing with purchasing of pool items. New ropes were installed, and a new awning has been purchased. Tina reported that the biggest concern are unsupervised children – parents please watch your kids.

*Finance and Budget (Stanley Sands):* No additional information. See Treasurer's Report above.

*Grievance (Greg Hart):* Greg advised that one grievance was recently settled concerning boundary lines between two sites. The Board also made a note that if the parties do not comply, fines will be imposed to prevent further disputes.

*Maintenance (Bob Gorman):* Bob report that overall everything is in good shape and no significant problems. A few of the new water risers got damaged over the winter and during startup. As they are repaired, that are using schedule 80 pipe (upgrade from schedule 40).

*Rules and Regulations (Tim Birch):* No report.

*Safety (Tim Birch):* No report.

*Welcoming Committee (Rose Albert):* No report.

### **Old Business:**

Update on Mosquito Control: Brian reported that the Township has regularly sent in the mosquito control folks and they are treating the retention pond and any other areas needed. Spraying is in the evening, but they do not provide OSRA with any particular schedule.

### **New Business:**

Road Drainage: Bob reported that we do not consider the water build up just after storms to be a minor problem. A bit worse in the early spring, but no great solution since our land is so flat. To add significant drainage improvements would be very expensive. In most cases the water is gone by the next day after a major storm.

Road Crack Repair: Bob will review the roads and be sure the major cracks get repaired before the winter season.

Chain Link Fence Painting: The Board decided that we would paint the middle section of chain link fence a brown color to help hid the sight of the fence, while still helping to maintain it.

**Dog Waste:** It has become a growing problem of dog owners not picking up after their pets. After extensive discussion, the Board unanimously decided to impose an escalating system of fines. The first fine for not picking up your dog's waste will be \$25. The Board will then escalate the amount for any subsequent violation up to and including banning the animal from OSRA. The site owner is responsible for any violation caused by a guest of the site.

**Dog Bite:** The Board was advised that a resident was bit by another resident's dog. While the dog was on a leash, the pet was not under control.

**Recycling Fines:** The Board was advised that residents continue to place garbage, plastic bags and other improper items into the recycling blue bins. The Township has issued OSRA a formal warning. Any fines imposed by the Township, will be paid by the site owner who is responsible if can determine the culprit. Otherwise all of us will have to pay the fine. Please remind and educate your guests, children and neighbors.

**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, 2019 is approved.
2. **Prior Meeting Minutes:** The minutes of the Regular Board Meeting of May 4, 2019 were unanimously approved.
3. **Dog Waste Fine:** Following extensive review and discussion, the Board unanimously approved a resolution imposing fines against any resident (or their guests) who fail to pick up the dog waste from their pets. The initial fine will be \$25 and will escalate as determined by the Board based on the circumstances, up to and including the banning of the pet from OSRA.
4. **Meeting Date:** The next meeting will be the Annual Membership Meeting on September 1, 2019 followed by the Boards Annual Organization Meeting, beginning at 9 00am to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Oceanview, NJ. The next regular Board Meeting is scheduled for September 21, 2019 at 9:00am to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Oceanview, NJ.
5. **Agenda Items for Next Regular Board Meeting:** The 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: Committee formation – overall campground landscape and beautification design and maintenance; Capital Projects Committee – Bathhouse Upgrades; Caretaker House upgrades.

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

**DATED: July 6, 2019**

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Barry D. Myers, Secretary