

**Ocean Sands Resort Association, Inc.**  
**Board of Trustees Meeting**  
**July 7, 2018**

**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 7, 2018, pursuant to a written notice establishing the date, time and place.

***Pledge of Allegiance***

**Roll Call:** The following Board Members were in attendance: Dean Whitman (Bass), Lisa Zook (Alt. Caviar), Stanley Sands (Dolphin), Douglas Schaeffer (Alt Dolphin), Robert Gorman (Eel), Bob Swartz (Alt Eel), Glenn Baker (Alt. Flounder), Robert Magnotti (Guppy), Mary Ellen Bulla (Haddock), John Perillo (Inlet), Greg Hart (Jetty), Carol Eckroth (Kay-Ling), Tina Ludy (Neptune) and Tina Ludy (Octopus). A quorum, with a 2/3 majority, was present.

**Prior Meeting Minutes:** The minutes of the General Information Meeting of May 26, 2018, Regular Board Meeting of May 12, 2018, Regular Board Meeting September 23, 2017, Annual Organization Meeting September 3, 2017, Annual Membership Meeting September 3, 2017 and the Regular Board Meeting July 8, 2017 were reviewed.

**Treasurer's Report:** Stanley presented the Treasurer's Financial Report for the period ended June 30, 2018 showing that we are slightly over budget due to several projects but expect to be on budget by the end of the year. The Cost of Use account has a balance of \$144,190. Total cash and investment accounts (less the escrow reserve for property taxes) is \$300,629. Stanley outlined several large expenses: the costs for the water riser project (\$7130 which is about a third of the cost by doing it in-house), water conditioning project (\$6600), shingle roofing (\$719), street lights (\$1700), new recycling container (\$750) and playground equipment (\$8000). Stanley reviewed and discussed the need to increase the price of the washers and dryers to \$1.50. Over time, this increase will offset the water conditioning project. Tax bills will be distributed within the next two weeks.

***Standing Committee Reports:***

**Audit (John Perillo):** John Perillo reported that all the books and records are in order.

**Auxiliary (Barbara Pfeiffer):** Barbara Pfeiffer reported the Ladies Auxiliary has a number of events planned for the season. The Breakfast went very well, 66 platters were served. The July 4<sup>th</sup> Bike Parade went well and the children enjoyed themselves. The Auxiliary is planning an impromptu Ice Cream Cone event to celebrate the new playground and to help make everyone aware of the equipment available.

**Clubhouse Upgrade – Special Committee (Barbara Pfeiffer):** Barbara Pfeiffer reported contractors were contacted, info available on them if you wish to see who they are, please contact her. It will be necessary to open up a wall to check on the infrastructure. It has been learned that we will need a NJ Licensed architect to meet with the Township rulings. The cost of this was not included in the budgeted funds. Stanley Sands suggested that funds are available within our normal budget and suggested those funds be used for the architect.

**Beautification (Joe Sergio):** No report.

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

*By-Laws (Glenn Baker):* No report.

*Construction Committee (Glenn Baker):* Glenn Baker stated all current permit requests are completed. A discussion was held regarding placing construction equipment in the dumpsters. This is specifically stated in the Rules and Regulations as well as on the permit. A resident recently had work done on their property and the construction equipment was placed in the dumpster. This is clearly outlined, and the resident provided a signature acknowledging this. After lengthy discussion, a motion was made to fine the resident \$200.00. Barry Myers will be advised to notify the owner.

*Purchasing (George Keefer):* No report.

*Pool Maintenance (Tina Ludy):* No report.

*Finance and Budget (Stanley Sands):* See above.

*Grievance (Greg Hart):* Greg Hart suggested a committee be formed to do inspections of the entire park. This was a practice in the past but was then put back onto the Block Captain. Any Board member can write up a property for non-clean up. In the future, if a property is not properly cleaned up two Board members will sign off on the complaint. The offending party will have ten days to rectify the issue. If not corrected the campground will see to the cleaning of the property owner will be charged. Following extensive discussion, a motion in support was made. No grievances have been reported at this time.

*Maintenance (Bob Gorman):* Bob Gorman reported the back of the park experiences low water pressure as the pool is being filled. Efforts are being made to find out the cause and this will be repaired. Lawn mower was repaired under warranty. Bob advised of a sewer line issue at a property however this has been corrected.

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

*Safety (Tim Birch):* No report. Discussion was held on the continued speeding within the park. Brian asked that if you see someone speeding, take the license number down. The Block Captain along with another Trustee will speak to the driver. If it continues, the offender will have to park at the front bathhouse.

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

### **Old Business:**

Playground Upgrade - Update: Meg Bulla reported the playground equipment is up. The children are loving it. There are a few issues to be addressed but Superior Playground will be back in two weeks to bring it up to snuff.

### **New Business:**

Adult Swim Time: A request had been made at the General Information Meeting to institute an adult swim time. After discussion, the proposal was rejected.

Enforcement of Dog Rules: Rules and regulations regarding the curbing of dogs needs to be enforced. Everyone please remind any resident walking a dog of the curbing regulations. Also, each resident may only have two dogs.

Bathroom: Tina Ludy requested the cleaning equipment in the bath houses be placed in a closet or at least have a shower curtain around them. Bob Gorman advised the equipment is a necessary evil and cannot be placed in a closet which would cause more mold issues.

Appointment of Trustee for Pebble: Dan Dunn was nominated as Trustee for Pebble.

Speed Issues: Three new speed bumps will be installed; the bend at Albacore as a replacement, right before the dumpsters and back on Pebble. Hopefully this will aid in the speeding issue.

Mosquitos: Brian discussed the mosquito problems. Mosquito Control will be asked to come through, but they are unable to provide us with an exact date.

Recycle: Bob Gorman asked that we each remind our residents of the proper ways to recycle.

Sewer Violation: Bob brought up an issue with the sewer lines. Apparently, a property has had a second issue with sewer drainage. Bob advised there was a clog from feminine hygiene products clogging the pipes. He has proposed that the owner be responsible for half the clean out bill. This would only be when it is proven owner negligence contributed to the backup. Tree roots are the park's responsibility. There is proof that the current owner is partially negligent. A motion was made to have the owners be responsible for half the plumbing bills when they fail to exercise care in what is put into the lines. After discussion a motion was seconded and approved.

**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, 2018 is approved.
- 2. Prior Meeting Minutes:** The minutes of the General Information Meeting of May 26, 2018, Regular Board Meeting of May 12, 2018, Regular Board Meeting September 23, 2017, Annual Organization Meeting September 3, 2017, Annual Membership Meeting September 3, 2017 and the Regular Board Meeting July 8, 2017 were unanimously approved.
- 3. Approval of Architect Fees:** Following discussion, the Board authorized the Treasurer to pay for the Clubhouse architect out of the current 2017/2018 budget.
- 4. Approval of Trustee:** Following discussion and nomination, Dan Dunn was appointed to the position of Trustee on Pebble to replace the term of Joe LaFera.
- 5. Construction Violation (use of dumpster):** Following a review and discussion, the Board approved the Construction Committee's right to impose a \$200 fine on Site (redacted).

- 6. Sewer Violation:** Following a thorough review and discussion, the Board unanimously approved the imposition of a fine equal to one-half of the cost to repair and clean-out the sewer line at Site (redacted) due in part to the improper disposal of prohibited items into their toilet. As part of the motion, the Board indicated that in any situation where such improper disposal can be proven, then the site will be responsible for one-half of the cost of repair and clean-out.
- 7. Formation of Inspection Committee:** Following a thorough review, the Board approved the formation of a Committee to conduct the annual site inspection rather than each block captain. Any Board member can write up a property for non-compliance. In the future, if a property is not properly cleaned up, two Board members will sign off on the complaint. The offending party will have ten days to rectify the issue. If not corrected, the campground will clean up the site and charge the owner per prior regulations, including the imposition of a minimum fee.
- 8. Meeting Date:** The next General Membership Meeting is scheduled for September 2, 2018 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, Oceanview, NJ.
- 9. 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: None.

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

**DATED: July 7, 2018**

---

Barry D. Myers, Secretary  
Prepared from the notes of the Vice  
President, a recording of the meeting, and  
the financial reports from the Treasurer