

Ocean Sands Resort Association, Inc.
Board of Trustees Meeting
July 8, 2017

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 8, 2017, pursuant to a written notice establishing the date, time and place.

Pledge of Allegiance

Roll Call: The following Board Members were in attendance: Marvin Miller (Caviar), Stanley Sands (Dolphin), Bob Gorman (Eel), Bob Swartz (Alt Eel), Mary Ann Daliessio (Flounder), Robert Magnotti (Guppy), Laurie Vanderbogart (Alt. Guppy), John Perillo (Inlet), Mike Brady (Alt. Inlet), Maureen Olphert (Alt. Jetty), Carol Eckroth (Kay-Ling), Tina Ludy (Neptune), Tina Ludy (Octopus), Joe LaFera (Pebble) and Daniel Dunn (Alt. Pebble). A quorum, with a 2/3 majority, was present.

Prior Meeting Minutes: The minutes of the Annual Information Meeting of May 27, 2017, the Regular Board Meeting of September 24, 2016, The Annual Organization Meeting of September 4, 2016 and the Annual Membership Meeting of September 4, 2016 were reviewed.

Treasurer's Report: Stanley presented the Treasurer's Financial Report for the period ended June 20, 2017 showing that we are over budget by approximately \$18,000 but anticipate that we will be on budget by the end of the year. The Cost of Use account has a balance of \$191,790. Total cash and investment accounts (less the escrow reserve for property taxes) is \$300,044.

Standing Committee Reports:

Audit (John Perillo): John reported that the financial records were reviewed over the winter and no discrepancies were found. The Secretary requested a copy of the Audit Committee Report for the minutes.

Auxiliary (Barbara Pfeiffer): Barbara reported that the breakfast was a great event and they served 107, with the men cooking and the women cleaning. The auxiliary requested that the ball field be mowed prior to each event in the Club House.

Beautification (Joe Sergio): Joe reported that all is in good shape. Many of the flowers in the pots are not doing well, but water is located next to them.

Grounds and Buildings (Joe Sergio): Joe reported that overall very good.

By-Laws (Glenn Baker): No report.

Construction Committee (Glenn Baker): No report.

Purchasing (George Keefer): No report.

Pool Maintenance (Jim Williams): Jim reported that the pool was running very well. In addition, new self-closing hinges were added to the gate.

Finance and Budget (Stanley Sands): Stanley recommended that \$50,000 be moved from the Penn Community Bank into our Charles Schwab Investment Account to improve our rate of return. The Board reviewed the recommendation and unanimously approved.

Grievance (Greg Hart): Greg reported by email that no new grievances have been filed.

Maintenance (Bob Gorman): Bob reported that there were very few problems. The pump at Haddock was replaced. The Caviar pump was clogged, but they were able to clean, and so far, they are pleased with the performance of the new style of pump. Many sections of fence post were also replaced.

Rules and Regulations (Tim Birch): No report.

Safety (Tim Birch): Brian reported on behalf of Tim, outlining the break-in and theft of items on Albacore. He also indicated that a couple of cars were ransacked, and four bikes stolen. He reminded the Board and members that if you "See something, Say something".

Welcoming Committee (Rose Albert): Rose requested an updated owners list.

Old Business:

Playground Upgrade - Update: Marvin reported that the new backstop would be installed in a couple of weeks and the pipe in the volley ball court was installed. Weeds were also sprayed. He thanked Dave Glouner for his help.

Clubhouse Renovation – Update: Barb reported on the latest information the Committee prepared, including drawings. The secretary will email a copy of their report to all Trustees and Alternates. The Committee was also approved as a special standing committee.

New Business:

Replacement Trustee Guppy – Robert Magnotti (site 99) was approved to replace Robert Schweigart following his death. The Board expressed gratitude for the years of service Robert provided to OSRA, he will surely be missed.

New Roof – Front Bathhouse, Guard House and Shop – new roofs will be installed this fall by the same contractor that did the back bathhouse.

Site Inspection Fines – A minimum fine was recommended and approved at \$50 base fee, plus time and materials for each site clean-up.

Treasurer Fee – The Board recommended a monthly fee of \$100 be paid to the Treasurer for his work.

Site Transfer Fee – The Board recommended a fee of \$100 be charged for the review and preparation of the legal transfer documents whenever a sites ownership or name is changed.

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, 2017 is approved.
2. **Meeting Minutes:** The minutes of the Annual Information Meeting of May 27, 2017, the Regular Board Meeting of September 24, 2016, The Annual Organization Meeting of September 4, 2016 and the Annual Membership Meeting of September 4, 2016 are approved.
3. **Transfer of Funds:** Following a thorough review and discussion, the Board authorized the Treasure to transfer \$50,000 from the Penn Community Bank account to OSRA's Charles Schwab Investment Account.
4. **Trustee Guppy:** Robert Magnotti, site 99, was approved as Trustee for Guppy
5. **Establishment of the Clubhouse Renovation Committee:** The Board approved the creation of a special committee to complete the review of an overall upgrade to the Clubhouse and capital improvements.
6. **Site Inspection Fine:** Following a thorough review and discussion, the Board approved a minimum base fine of \$50 plus time and materials for any site clean-up violation.
7. **Establishment of a Treasurers Fee:** Following a thorough review and discussion, the Board approved a monthly payment to the Treasure of \$100.
8. **Establishment of a Site Transfer Fee:** Following a thorough review and discussion, the Board approved a fee of \$100 to be charged to a site owner for review and preparation of the legal transfer documentation whenever the site ownership or name changes. The fee is to be payable to the Secretary.
9. **Meeting Date:** The next meeting will be the Annual Membership Meeting on September 2, 2017 at 9:00 am. The Annual Board Organization meeting will follow the Annual Membership Meeting. The next Regular Board Meeting is scheduled for September 23, 2017 at 9:00am to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Oceanview, NJ.
10. **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: Playground Equipment Replacement.

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

DATED: July 8, 2017

Barry D. Myers, Secretary