

---

*Ocean Sands Resort Association, Inc.*

---

Board of Trustees Meeting  
May 28, 2022

**Call to Order:** The Regular Meeting of the Board of Trustees was called to order by the President Meg Bulla at the conclusion of the General Information Meeting on May 28, 2022, pursuant to a written notice establishing the date, time and place.

**Pledge of Allegiance**

**Roll Call:** The following Board Members were in attendance:

<b>Street</b>	<b>Trustee</b>	<b>Alternate</b>
<b>Albacore</b>	Guye Craig	Joe Puscian
<b>Bass</b>		Renee Jeminey
<b>Caviar</b>	Tom Zook	John Barbato
<b>Dolphin</b>	Mary Ellen Bulla	Dennis Pfeiffer
<b>Eel</b>		Dave Glouner
<b>Flounder</b>	Raymond Pauley	
<b>Guppy</b>	Robert Magnotti	Laurie VanDerBogart
<b>Haddock</b>	Jack Gresch	
<b>Inlet</b>	Chris Yezzi	
<b>Jetty</b>	Greg Hart	Maureen Olphert
<b>Kay-Ling</b>	Gina DiNoia	Carol Eckroth
<b>Neptune</b>	Mark Albert III	Rose Albert
<b>Octopus</b>		Dave Wheeler
<b>Pebble</b>	Paul Pomilla	Dan Dunn
<b>S. Pebble</b>		Robert Leighton

A quorum and super majority was present.

**Standing Committee Reports:**

Reports were presented at the General Information Meeting Prior to the Board Meeting.

**Old Business:**

We still have not checked with Cesar to see if we can use his name for an account to establish Wifi in the Club House. We can also use a company credit card to create an account. We need to decide between an individual or corporate account. An individual account would be

cheaper, and service would be shut off during the off season. A corporate account would include year-round service and be more expensive.

We need to understand what groundskeeping responsibilities the Caretaker may or may not do. We will hold spending any money until we obtain financial figures to resolve our sewer and water system issues.

The Bath House project cost has increased from \$108,000 to \$112,000 to cover a final punch list. The Board authorized payment for the cost increase of \$4,000. \$1,500 of this is costs from pipe repairs from toilets that were not winterized in the offseason. Some work is being completed by members of the Association.

Playground Committee is looking for volunteers. If interested please contact Meg Bulla.

### ***New Business:***

Elect Robert Barbato as Recording Secretary.

Dump Truck and Trailer upgrade is going to be very expensive. A plan is in development.

Obstruction of street corners preventing a clear view of traffic. If the site owner at the end of the street has bushes, please make sure they are cut back. Four feet of that space on the main street and 2 feet on the cross streets is common ground.

We need to put locks on the lids to the septic system. Preferably stainless-steel locks. New regulations have been put into effect this year by the DEP to lock the lids. This must be done regardless of cost.

Jack Gresch asked about the proposed swimming lessons having a certified instructor. Chris Yezzi cited that he had a possible certified instructor in mind, Liz Malantonio. This is also assuming a parent or grandparent is with the child along with the instructor. In terms of insurance Greg Hart said he would double check.

A grievance previously submitted and responded to by the Board was met with a letter from an attorney. At a minimum we will respond to the attorney.

Concerns were brought up regarding additional costs and difficulty to find work for hire let alone volunteers. We have a part of our budget, approximately \$20,000, that we set aside into our capital improvements fund. We can change that number as we see fit for budget needs if necessary to cover costs for priorities or emergencies.

A deck box will be purchased to secure package deliveries for residents.

There is water coming up through the clubhouse floor. There is a lot of speculation as why, but the cause has not been identified.

Some brief feedback was provided regarding the privacy screen that a few residents did not like it and noted that it was ripped already.

The general trash dumpster is not returning until September.

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

1. **Prior Meeting Minutes:** The minutes of the Regular Board Meeting of May 7, 2022, were approved.
2. **Recording Secretary:** Robert Barbato was elected as the Recording Secretary of Ocean Sands by unanimous vote.
3. **Bathhouse referendum:** Trustees voted to authorize a \$4,000 payment to complete the bathhouse punch list.
4. **Leaf Cleanup:** The By-laws were amended, by unanimous vote, to move the date of leaf clean-up from June 1<sup>st</sup> to May 15<sup>th</sup>.

*Adjourned:* With no further business a motion to adjourn, duly made and seconded was carried.

***DATED: May 28, 2022***

Robert J. Barbato, Recording Secretary