

Ocean Sands Resort Association, Inc.
Board of Trustees Meeting
May 7, 2022

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 May 7, 2022, 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), Renee Jeminey (Alt. Bass), John Barbato (Alt. Caviar), Mary Ellen Bulla (Dolphin), Dennis Pfeiffer (Alt. Dolphin), Ed Malatonio (Eel), Dave Glouner (Alt. Eel), Laurie VanDerBogart (Alt. Guppy), Jack Gresch (Haddock), Chris Yezzi (Inlet), Gina DiNoia (Kay-Ling), Mark Albert III (Neptune), Rose Albert (Alt. Neptune), Cynthia Roselli (Octopus), Dave Wheeler (Alt. Octopus), Paul Pomilla (Pebble), Mike Mis (South Pebble). A quorum and super majority was present.

Prior Meeting Minutes: None presented.

Treasurer's Report: The Treasurer's Financial Report, including update on past due accounts, for the period ended April 30, 2022, was distributed prior to the meeting to all OSRA residents and approved by the Board.

Special Report:

The meeting started with a special report and visit from Thomas Byrd, the owner of a plumbing and sewer pump company that worked for OSRA from 2012 until 2019. Mr. Byrd was onsite earlier and reviewed our current sewer pits and prepared a list of items that he felt was necessary to bring our sewer system up to date. See attached list. Mr. Byrd would submit a formal quote for the work, but expected it to be between \$50,000 and \$60,000.

Standing Committee Reports:

Audit (Cynthia Roselli): No report.

Auxiliary (Mark Albert III): Mark reported that he has temporarily taken over as President of the Auxiliary to help with this year's scheduling of events. The full schedule has been posted with the dates listed on our OSRA corporate calendar and on our Facebook page. However, he made it clear that if volunteers do not step up to assist, he would step down as President following the Cornhole Tournament. Without volunteers the Auxiliary will need to be disbanded.

Grounds and Beautification (Holly Myers): Holly provided a written report in advance of the meeting providing an update on the activities that may be able to be done over the season. Given the unknown situation with our Caretaker, the Beautification Committee will need to hold on the planning for the season. In addition, without a reliable irrigation system, any additional planting would be at risk. The Committee also recommended that the Caretaker's job

description be drafted in a way that clearly outlines the duties regarding the grounds upkeep and maintenance. It is not the Committee's role to do the actual labor/daily maintenance.

Buildings (Dennis Pfeiffer): Dennis reported that the primary focus is to complete the bath house renovations. While the contractor finishes his work, OSRA will go ahead and work on some additional upgrades including shower curtains, towel dispensers, wall hangers and the handicap sinks. The air handler system has been installed and is just waiting on the electrician to connect. A quote was received to professionally steam clean all the tile floors. Regarding the pool, the plexiglass on the gates will be installed shortly. That is to prevent unauthorized entry by simply reaching around the gate.

By-laws/Rules & Regulations (Barb Pfeiffer): Meg read a report from Barb. The plan is for a full review of our current by-laws with a comparison to the 1982 bylaws.

Construction Committee (John Barbato): John reported that one additional permit was requested and distributed.

Purchasing (Meg Bulla): Meg reported that bathhouse operating supplies have been purchased. In addition, some bathhouse upgrade items (such as towel dispensers) were purchased and will be charged to the capital improvements budget.

Pool Maintenance (Chris Yezzi): Chris reported that Coastal Pools would be removing the pool cover and begin initial chemical treatment on May 9th. It takes a couple of weeks for the chemicals to work, so our planned pool opening on May 27th is on schedule. We are looking for volunteers to help with water testing (test strips) during the day. It is a simple process and Chris would be happy to show anyone interested on how to test and record the results. We will also need volunteers to open and close the pool on Sunday's.

Finance & Budget Committee (Barry Myers): See Treasurer's report above and the email distribution of the report to all members.

Grievance (Greg Hart): No report. See also Old Business below regarding a grievance.

Maintenance (Dennis Pfeiffer and Cesar Sanchez): No additional report - see building and grounds above and the special report on the sewer system.

Safety (Jack Gresch): No report.

Welcoming Committee (Kathy Glouner): Kathy reported that a welcome basket was created and distributed to the one new owner on Eel.

Old Business:

Wi-Fi: Ed Malantonio updated his report regarding Wi-Fi coverage for just the Clubhouse. The cost for a corporate account of sufficient broadband width is \$180 per month. However, if we can get a resident to sign-up on behalf of OSRA, the monthly charge would be \$90.

Playground Committee - New Tot lot equipment and Cleaning: Meg reported that the planned new tot lot equipment is out of stock. Looking at options.

Grievance Site (redacted): A grievance from an incident that occurred in August 2021 was presented and reviewed. The incident concerned certain residents confronting another home owner at their site in a threatening and hostile manner. Following lengthy discussion by the Board and recommendation from the grievance committee, it was clear that this behavior was dangerous and will not be tolerated. By unanimous vote, the site owner and her son will be suspended for 30 days from OSRA.

Winter Boat Storage: A proposal was made to look at instituting certain storage/parking fees, particularly for winter boat storage. Following lengthy discussion, the Board rejected the proposal.

New Business:

Caretaker Update: Meg reported that she, Dennis Pfeiffer and John Barbato met on several occasions with Cesar and Marya to understand their concerns and willingness to stay on as OSRA's caretaker. The Board reviewed the details of Cesar's current compensation and benefits. Following lengthy discussion, the Board authorized the group to go back to Cesar and Marya with a proposal to add Marya to the payroll, provide additional funds for compensation and to clarify work duties and responsibilities.

Site (redacted) Expulsion: Barry requested the Board review a previous expulsion of a relative of site (redacted) because there was a request to add that person to the site lease as an owner. The Board reviewed the prior expulsion and decided, unanimously, to reject the person as a potential owner.

Vehicle Insurance Coverage: A concern was raised that some of Cesar's employees were using the leaf truck and other related equipment and would not be covered by insurance if an issue arose. The Board reviewed its options and decided to add those worker's doing leaf clean-up to our hourly payroll, which would then automatically cover them for any insurance risk relating to the use of the truck and worker's compensation.

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 April 3, 2022, is unanimously approved.
- 2. Grievance Site (redacted):*** Following a thorough review and discussion, the Board unanimously approved the suspension of the site owner and her son for a period of 30 days. The suspension would run from June 15th to July 15h.
- 3. Ownership Change Site (redacted):*** Following a thorough review and discussion, the Board unanimously approved the continued expulsion of (redacted) and prohibited him from becoming a site owner.

4. **Caretaker:** Following a thorough review and discussion, the Board unanimously approved a proposal to add Marya to the payroll as a joint caretaker, increase her compensation and clarify the duties and responsibilities of Cesar and Marya as caretakers.
5. **Vehicle Insurance:** To ensure that employees of the Caretaker are properly insured when using OSRA equipment (truck), the Board authorized those individuals to be put on our payroll for leaf clean-up.
6. **Meeting Date:** The next regular General Membership Information Meeting is scheduled for may 28, 2022, at 9:00am to take place in the Ocean Sands Resort Association's Clubhouse located at 56 Route 50, Ocean View, NJ, followed by a Regular Board of Trustees meeting.
7. **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: Truck and Dump trailer upgrade; obstructions at the corners of streets preventing clear view of traffic.

* * * * *

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

DATED: May 7, 2022

Barry D. Myers, Secretary