

**Ocean Sands Resort Association, Inc.**  
**Board of Trustees Meeting**  
**May 8, 2021**

**Call to Order:** The Regular Meeting of the Board of Trustees was called to order by President Meg Bulla at 9:00 am, on May 8, 2021, 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), Tom Zook (Caviar), Meg Bulla (Dolphin), Ed Malantonio (Eel), Dave Glouner (Alt. Eel), Robert Magnotti (Guppy), Laurie Van Der Bogart (Alt. Guppy), Daniel Horvath (Haddock), Jack Gresch (Alt. Haddock), Albert Koppen (Inlet), Greg Hart (Jetty), Maureen Olphert (Alt. Jetty), Carol Eckroth (Kay-Ling), Rose Albert (Neptune), Tina Ludy (Octopus), Cynthia Roselli (Alt. Octopus), and Michael Mis (S. Pebble).

**Prior Meeting Minutes:** The minutes of the Regular Board Meeting of September 26, 2020 were approved.

**Treasurer's Report:** The Treasurer's report for the period ended April 30, 2021 was distributed by email to all members of OSRA.

***Standing Committee Reports:***

**Audit (Cynthia Roselli):** Barry got our fees reduced by \$1200.00. Reports are now reviewed monthly. Payroll issues were adjusted. Our insurance now includes bond coverage. Credit card expectations were defined, documented, and shared with holders. Discussion will continue regarding an additional Board member having access to accounting software and bank accounts for emergency and security purposes. A Board member recommended review of taxation of lots with and without trailers.

**Auxiliary (Kim Perillo):** Kim reported that the auxiliary this year will be holding outdoor events. The calendar should be out by Memorial Day. New events have been added this year. They are always looking for volunteers to help with events. There also some weekends open if anyone has an idea for an event. There is a new TV in the clubhouse that will eventually be available for use.

**Grounds and Beautification (Holly Myers):** Meg shared Holly's report. She stated that all fall 2020 goals with improving the front entrance had been met. Some spring 2021 goals have been met and others are in progress. Requests and needs were presented. Volunteers for plantings would be appreciated. Acknowledgements were made to those volunteers for their contributions and service hours.

**Buildings (Dennis Pfeiffer):** Meg reported for Dennis. We need to stop dumping leaves in the front. An alternative to be explored would be to outsource leaf collection and disposal. We could make our truck roadworthy (it is not at this time) and then dump for free at the township site. Tennis court drainage issue was worked on over the winter. Work was done on the outside pool shower.

**By-Laws/Rules & Regulations:** No report. Everything is up to date.

**Construction Committee (John Barbato):** Permits are needed when doing work. Check your Rules & Regulations when doing work to see if you need a permit.

*Purchasing (Bob Gorman):* No report.

*Pool Maintenance (Cathleen Craig):* New chairs, umbrellas/bases, clocks, and a wall hanging were purchased/donated to beautify our pool area. Maintenance issues need to be completed prior to pool opening.

*Finance and Budget (Barry Myers):* Everyone should have received financial statements for the period ended April 30, 2021. Please contact Barry if you have any questions.

*Grievance (Greg Hart):* Greg reviewed that there was an issue last September that ended with the board voting to ban 2 individuals from the park this June and July. He also spoke about a claim made to the Association to cover damages from a tree limb to a resident's car. The insurance company investigated. They said that because the tree was healthy and this occurred in the middle of a tropical storm, Ocean Sands is relieved legally and denied the claim.

*Maintenance (Dennis Pfeiffer):* General maintenance will be done on clubhouse. Work needs to be done to stabilize the guard shack at front of park. Bathhouse renovation planning continues. This work will start in September.

*Safety (Guye Craig):* The ramp entering the fenced pool area needs to be extended. There is no parking in the drainage area at the tennis courts. Cars can park along the edge of the field. Another dumpster will be available over Memorial Day weekend in the leaf area. Motorized scooters are not permitted according to our Rules & Regulations. Guye again requested that the 2 stop signs at the end of Albacore and Pebble be moved to corners where drivers will see and obey them.

*Welcoming Committee (Kathy Glouner):* Gave out 1 basket to new residents this year.

### **Old Business:**

Vehicle Speeding: Speeding continues to be a problem. A reminder to all – residents, guests, contractors - 5 MPH SPEED LIMIT. New procedures are now in place for speeding penalties. Residents should read the Rules & Regulations Section 4 (#1) to be updated on the escalating system of consequences.

Selling of Old Pool Chairs/Loungers: Meg stated that the chairs aren't selling. She would appreciate ideas as what to do with them.

Bathhouse Upgrade: Previously discussed as referendum was approved.

Caretaker House Upgrade: House had windows replaced. Installing a dishwasher and new range in the house was discussed.

### **New Business:**

Alternates named: Mark Albert (Alt. for Rose Albert on Neptune) and Dennis Pfeiffer (Alt. for Meg Bulla on Dolphin).

Clubhouse Chair Stops: Meg thanked Dayle and Ed Malantonio and Barb and Denny Pfeiffer for their efforts putting chair stops on to protect the floor.

15 Foot Set-Back New Township Rule: Township now requires a 15-foot set-back for new construction or new trailers instead of the previous 10 foot set-back. A committee was formed to look into what other campgrounds like ours are doing about this rule.

Panic Hardware on Clubhouse/Bathhouse Doors: Question arose with concern of panic hardware being installed. Meg will look into it.

Clubhouse Internet: Ed Malantonio will look into getting internet in the clubhouse.

Deadlock with Voting: By-laws read "The Secretary shall vote only in those circumstances where necessary to break a deadlock. In the absence of the Secretary, the Treasurer shall vote..." Meg noted that our Secretary and Treasurer positions are held by the same person. She suggested that it be separated. She would then need a volunteer for Secretary. Further discussion will take place under old business at the next Board meeting.

OSRA Website: Mark Albert volunteered to take over control of website. Further discussion will take place under old business at the next Board meeting.

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

- 1. *Prior Meeting Minutes:*** The minutes of the Regular Board Meeting of September 26, 2020 were unanimously approved.
- 2. *Meeting Date:*** The next meeting will be the General Information Meeting on May 29, 2021 at 9:00am, and the next regular Board Meeting is scheduled for May 29, 2021 at 10:30am, both to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Oceanview, NJ.
- 3. *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: Skirting and stone on lots.
- 4. *Adjourned:*** There being no further business, upon motion, duly made, seconded and carried, the meeting was adjourned.

**DATED: May 8, 2021**

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Tina E. Ludy, Recording Secretary