

**Ocean Sands Resort Association, Inc.**  
**Board of Trustees Meeting**  
**September 23, 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 September 23, 2017, pursuant to a written notice establishing the date, time and place.

***Pledge of Allegiance***

**Roll Call:** The following Board Members were in attendance: Joseph Puscian (Albacore), Dean Whitman (Bass), Marvin Miller (Caviar), Stanley Sands (Dolphin), Douglas Schaeffer (Alt Dolphin), Bob Swartz (Alt Eel), Robert Magnotti (Guppy), Mary Ellen Bulla (Haddock), Mike Brady (Alt. Inlet), Greg Hart (Jetty), Maureen Olphert (Alt. Jetty), Tina Ludy (Neptune), Tina Ludy (Octopus), Joe LaFera (Pebble), and Robert Leighton (S Pebble). A quorum, with a 2/3 majority, was present.

**Prior Meeting Minutes:** No minutes were reviewed.

**Treasurer's Report:** Stanley presented the Treasurer's Financial Report for the period ended August 31, 2017 showing that we are slightly underbudget by approximately \$4,500. The Cost of Use account has a balance of \$144,190. Total cash and investment accounts (less the escrow reserve for property taxes) is \$274,348. Five sites have past due accounts and have been referred to the Secretary to begin collection.

***Standing Committee Reports:***

*Audit (John Perillo):* No report.

*Auxiliary (Barbara Pfeiffer):* No report.

*Clubhouse Upgrade – Special Committee (Barbara Pfeiffer):* See below.

*Beautification (Joe Sergio):* Joe reported that all is in good shape. Thanked the many volunteers who helped with the gardens and pots.

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

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

*Construction Committee (Glenn Baker):* Brian reported that an automatic fine was imposed on site [redacted] for failure to obtain a permit for the installation of an A/C unit.

*Purchasing (George Keefer):* No report.

*Pool Maintenance (Jim Williams):* Stanley reported that the pool is now closed and is being winterized. It was a very good year and many thanks to Jim Williams for his work. We were also happy that we were able to get weekend service from our outside pool service company.

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

*Grievance (Greg Hart):* Greg reported that a grievance was filed by site [redacted] objecting to the ordered removal from OSRA property of a family member of the site. Following a thorough review and discussion by the Board, the Board unanimously ratified the action by the initial Board members involved and imposed an indefinite suspension of the person involved from all OSRA property. The grievance was rejected.

*Maintenance (Bob Gorman):* Bob reported that they had a large list of projects recently completed and underway for the winter shutdown. Street lights were repaired, damaged trees removed, stone crush added to several side parking areas, plumbing upgrades to help remove rust, including the replacement of all galvanized pipe at the sites. The front bathhouse, guard shack, and garage roof will all be replaced, including the addition of three skylights on the bathhouse. We purchased the materials independently to save money. Total cost of materials is \$9,954.

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

*Safety (Tim Birch):* No report.

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

### **Old Business:**

Playground Upgrade - Update: No report.

Clubhouse Renovation – Update: Barb presented an extensive report, including several quotes from potential contractors. The Committee has spent an extensive amount of time researching and developing a plan to upgrade and renovate the Clubhouse. After extensive discussion, the Board authorized the Secretary to send a referendum to all members seeking their approval of the project. It was decided to approach the project in three phases, with separate authorizations for each. The maximum expected costs for phases one through three are, \$85,000, \$20,000 and \$25,000 respectively.

### **New Business:**

Budget Review – Establishment of Maintenance Fees: Stanley presented and reviewed the proposed budget. The budget calls for no increase in the maintenance fees, remaining at \$700 per site, for total income of \$160,120. Stanley also advised that he was recommending changing our insurance carrier to Nationwide, with an annual savings of approximately \$1,700 with several improved lines of coverage. The budget was unanimously approved.

2018 Board Meeting Schedule: Barry presented and reviewed the proposed Board meeting schedule for 2017. The Board requested a change in moving the April meeting to May 12, 2018. With this amendment, the Schedule was approved.

Security Camera Access: A recommendation was made at the General Membership meeting in September to allow more individuals access to the camera feed to facilitate more timely access. Following extensive discussion, including concerns over privacy as lost data, the Board decided to allow some limited access. At the discretion of the Secretary, a small number of interested members would be trained and provided with a security access code to the camera recorder (but no key to the office). One condition is that any interested member must be willing to serve as an active member of the Safety committee. Also, part of this discussion was whether we should have

cameras in the pool area. The Board decided to wait on this review pending possible construction on the clubhouse.

Boat Storage – Winter: Several members were confused about what dates had been authorized in the past for boat and boat trailer storage over the winter. To clarify, the Board reissued a resolution authorizing boat and boat trailer storage from October 1 to April 30.

**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 August 31, 2017 is approved.
2. **Clubhouse Renovation:** Following a thorough review and discussion, the Board has authorized the Secretary to prepare and distribute a referendum seeking approval or rejection of the proposed three phases of the Clubhouse renovation.
3. **Budget Approval – Establishment of Maintenance Fees:** Following a thorough review and discussion, the Board unanimously approved the proposed budget of \$160,120 and established the 2017/2018 Maintenance Fee at \$700 per site.
4. **Grievance:** The grievance filed by site [redacted] is rejected.
5. **Boat Storage:** Given the confusion over what dates had been authorized in the past, the Board decided to reissue a resolution allowing for boat and boat trailer storage on the ball field from October 1 to April 30 of each year.
6. **Board Meeting Schedule/Calendar:** The proposed 2018 Meeting Schedule (see attached) is approved.
7. **Meeting Date:** The next Regular Board Meeting is scheduled for May 12, 2018 at 9:00am to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Oceanview, NJ.
8. **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: September 23, 2017**

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Barry D. Myers, Secretary