

**Ocean Sands Resort Association, Inc.**  
**Board of Trustees Meeting**  
**September 24, 2016**

**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 24, 2016, pursuant to a written notice establishing the date, time and place.

**Pledge of Allegiance**

**Roll Call:** The following Board Members were in attendance: Timothy Birch (Albacore), Dean Whitman (Bass), Renee Jeminey (Alt. Bass), Marvin Miller (Caviar), Glenn Baker (Alt. Flounder), Robert Schweigart (Guppy), Bruce McCaffrey (Haddock), Valli McCaffrey (Alt. Haddock), John Perillo (Inlet), Greg Hart (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:** No minutes were presented.

**Treasurer's Report:** Barry presented the Treasurer's Financial Report for the period ended August 31, 2016 showing that we are slightly under budget by approximately \$10,119. The Cost of Use account has a balance of \$144,190. Total cash and investment accounts (less the escrow reserve for property taxes) is \$239,571.

**Standing Committee Reports:**

**Audit (Marvin Miller):** Marvin reported that the financial records would be reviewed over the winter, with an Audit Committee Report issued in the spring of 2017 regarding its findings.

**Auxiliary (Barbara Pfeiffer):** Barbara reported that the calendar for 2017 has been completed and there are many great events planned. The calendar will be mailed in May, 2017.

**Beautification (Joe Sergio):** Joe reported that all is in good shape. Thanked the volunteers and raised the possibility of a competition to get more involved with the beds and pots at the end of the streets.

**Grounds and Buildings (Joe Sergio):** Joe reported that overall very good. Roof on rear bathhouse to be replaced and looking at updates to Clubhouse.

**By-Laws (Glenn Baker):** No changes to the By-laws. Glenn noted that the Rules and Regulations online reflect the old set back language.

**Construction Committee (Glenn Baker):** Glenn reported that several permit requests were just submitted and a question was raised on the size of sheds. Current rules are for a shed no larger than 6' x 8'. Someone wants to add a 7' x 7'. Recommendation was made to have the rule read no larger than 50 square feet. Board took no action and left the rule at 6'x8'. Glenn reminded the Board that the last day to submit a new application for work over the winter is October 15, 2015.

**Purchasing (George Keefer):** No report.

*Pool Maintenance (Jim Williams):* No report. A question was raised if we should keep the pool open longer.

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

*Grievance (Brian Carvale):* Brian discussed the grievance filed by site (redacted) requesting return of their \$100 fine for a construction violation. The Board rejected the request. Brian also asked for a volunteer to take over the chair of the Grievance Committee. Greg Hart (Jetty) agreed to head the post.

*Maintenance (Bob Gorman):* Bob reported that the new roof on the rear bathhouse will be installed in November and a new counter top in men's room needed because of the roof leaking. The ball field will get new topsoil and trees in the area will be worked on. Boat parking will change due to this work – only place boats in the area marked. Over the winter approximately 20 water risers will be replaced. The Maintenance Committee continues to struggle with sewer blockages caused by residents flushing inappropriate materials into the toilets. Only toilet paper and human waste is allowed – cleaning cloths or wipes, feminine hygiene products and diapers are all prohibited and cause extensive damage to our system. Our private system cannot handle waste like a public sewer system.

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

*Safety (Tim Birch):* No report.

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

### **Old Business:**

Boat Parking – Timetable: As a reminder, winter storage of boats is allowed on the ball field between October 1 to April 30<sup>th</sup>. Barry will send a reminder in the spring to remove boats. Violators will be fined.

Playground Upgrade - Update: Marvin reported that in addition to new soil and tree work we will also upgrade the volley ball court and a new backstop in a slightly different position. Marvin also thanked Robert Leighton for getting the grass seed at cost.

### **New Business:**

Budget Review – Establishment of Maintenance Fees: Barry presented and reviewed the proposed budget. The budget includes an increase in the maintenance fees to \$700 per site, for total income of \$160,120. A new expense line item entitled “Capital Improvements – Reserve” will also be creating with initial funding under this budget of \$13,020. The budget was approved with one trustee dissenting.

Minimum/Automatic Fines – Site Inspection/Long Grass Weeds: Brian present a proposal to have automatic fines to improve enforcement. After a long discussion, no action was taken, but will add to next agenda.

2017 Board Meeting Schedule: Barry presented and reviewed the proposed Board meeting schedule for 2016, which was approved.

**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, 2016 is approved.
2. **Budget Approval – Establishment of Maintenance Fees:** Following a thorough review and discussion, the Board, with one dissenting vote, approved the proposed budget of \$160,120 and established the 2016/2017 Maintenance Fee at \$700 per site.
3. **Board Meeting Schedule/Calendar:** The proposed 2017 Meeting Schedule (see attached) is approved.
4. **Meeting Date:** The next Regular Board Meeting is scheduled for April 29, 2017 at 9:00am to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Oceanview, NJ.
5. **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: Clubhouse Upgrade; Maintenance Committee new members, Site Inspection fines.

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

**DATED: September 24, 2016**

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Barry D. Myers, Secretary