

Ocean Sands Resort Association, Inc.
Board of Trustees Meeting
September 25, 2021

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 September 25, 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), Joe Puscian (Alt. Albacore), Dean Whitman (Bass), Tom Zook (Caviar), John Barbato (Alt. Caviar), Mary Ellen Bulla (Dolphin), Ray Pauley (Flounder), Robert Magnotti (Guppy), Jack Gresch (Haddock), Chris Yezzi (Inlet), Gina DiNoia (Kay-Ling), Rose Albert (Alt. Neptune), Cynthia Roselli (Octopus), Paul Pomilla (Pebble). A quorum and super majority was present.

Prior Meeting Minutes: The minutes of the General Membership Meeting and the Board Organization Meeting of September 5, 2021, were approved.

Treasurer's Report: The Treasurer's Financial Report, including update on past due accounts, for the period ended August 31, 2021, was distributed prior to the meeting to all OSRA residents and approved by the Board.

Standing Committee Reports:

Audit (Cynthia Roselli): No report.

Auxiliary (TBN): Meg read Kim Perillo's report of the Auxiliary. The Auxiliary is starting its 2022 season planning but needs a new President. Kim Perillo will work with any volunteer to get them started. Other officers include: Barb Pfeiffer, Dale Malantonio.

Grounds and Beautification (Holly Myers): Holly provided a written report in advance of the meeting providing an update on the activities over the season. Highlights in the report include recommendations for an update to the irrigation system and wells, additions to parking, screening along the inroad and projections for other future projects. An updated irrigation system is needed with access to at least one additional well (well #1) rather than relying on the primary drinking well. A review and recommendation with budget estimates for additional parking along the exit road was provided. One suggestion the committee received was to create a new gated road access near the dumpsters and allow boats to park in that area. This would open more car parking closer to sites and give easier access for boats to get quickly to the road, while maintaining security for the boats. The committee recommended that the 5-Year Planning Committee review this concept and budget requirements. Holly reported that she and Paul Pomilla plan to have a fall working weekend with fall planting and clean-up in early October. They will also install some fence screening for review with the intention for full screening installation along the in-road unless an alternate, budget friendly recommendation is received.

Buildings (Dennis Pfeiffer): Meg read Dennis's report. He stated that the water in the clubhouse was from the AC unit and not the pool. No damage to the floor. In addition, the pool leak was also fixed by replacing two valves. Dennis expects the builder to begin construction on the bathhouse/laundry project soon and all work completed by the start of next season. The guardhouse windows were replaced, and door fixed. He also wants to bring well #1 back on-line

and is concerned that well #3 may be too shallow to be an effective source for OSRA. Well #1 has very high iron content and may require us to invest in a water softener. Initial prices are around \$12k, but also adds other problems like potentially heating the space. Over the winter they also plan to clean-up the office area, including new drywall.

By-laws/Rules & Regulations (Barb Pfeiffer): No report.

Construction Committee (John Barbato): John reported that additional permits have been requested and distributed. Discussion took place on site construction rules and the need for all owners to be aware of rules on permits for work done on sites. John reported that while there was still confusion over the proposed 15' set back rule, the Township was approving some permits with a 10' set back.

Purchasing (Robert Gorman): No report.

Pool Maintenance (TBN): A chair for the pool committee is needed.

Finance & Budget Committee (Barry Myers): Barry reviewed the proposed budget with the Trustees and advised that the recommendation of is to keep our maintenance fee at \$800 per site. This would still be sufficient to cover this year's planned expenses and even with the planned spending of \$108,000 for the bathhouse and laundry upgrades.

Grievance (Greg Hart): No report

Maintenance (Dennis Pfeiffer, Bob Gorman and Cesar Sanchez): Everything is working well right now, including the wells and the pool. Residents are a doing a good job maintaining the sewer system. They are getting an estimate to isolate the well valves. The mower will go in for maintenance for next season.

Safety (Jack Gresch): No report.

Welcoming Committee (Kathy Glouner): No report.

Old Business:

Wi-Fi: Ed Malantonio provided a full report on available options for OSRA to consider regarding adding wi-fi to either the entire campground or just the clubhouse area. After lengthy discussion and review of the various options proposed, it was decided to just add wi-fi to the clubhouse. OSRA wide wi-fi would be too expensive and many trustees were concerned that those costs would be in addition to the expanded TV package that many residents enjoyed.

Five Year Planning: The 5-year Planning Group reported that they need questions from residents.

Centralized delivery requirements were discussed to keep trucks driving through OSRA. It will be addressed next year (exception of medications).

Mandatory Skirting and Stone: Meg reviewed the proposal to require skirting and stone on all sites. Following discussion, the proposal was eliminated.

15' Setback Rules: It was reported that the Township is generally not enforcing this rule and several permits were issued with a 10' setback. The Trustees agreed to help, where it can, any site that needs to file an appeal to the planning commission.

Bathroom Renovation Update: See above.

Site Inspection Committee: The role of this committee was reviewed. Guye Craig and Jack Gresch with run all site inspections.

New Business:

New Trustees: Meg introduced all the new trustees and reviewed trustee responsibilities.

By-law changes: Meg suggested that we address all of the By-Laws over the winter and update them along with Rules & Regulations.

Pool locks: Dennis reported that new pool locks have been purchased. The Board also discussed the need to possibly replace the pool filters – going back to a sand filter. Discussion is on-going whether new filters are needed and/or if the pool purification system should be converted to a salt based system away from chlorine. We will review next season.

Wells: See discussion above.

Budget Review and Approval – Establishment of Maintenance Fees: \$800 maintenance fee

2022 – Board Meeting Schedule: Barry presented the proposed meeting schedule.

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, 2021, is unanimously approved.
- 2. Prior Meeting Minutes:*** The minutes of the General Membership Meeting and Board Organization Meeting of September 5, 2021, were unanimously approved.
- 3. Budget Approval – Establishment of Maintenance Fees:*** Following a thorough review and discussion, the Board unanimously approved the proposed budget and established the 2021/2022 Maintenance Fee at \$800 per site.
- 4. 2022 Board Meeting Schedule:*** Following discussion, the proposed dates were approved as attached. The April 9, 2022, date may be cancelled or converted to a remote meeting, to be determined at a later date and communicated to the Trustees.
- 5. Meeting Date:*** The next regular General Membership Meeting is scheduled for April 9, 2022, at 9:00am to take place in the Ocean Sands Resort Association's Clubhouse located at 56 Route 50, Ocean View, NJ.

6. 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: None

* * * * *

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

DATED: September 25, 2021

Barry D. Myers, Secretary

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

Date:	Time:	Location:
Saturday, April 9	9:00 am	Club House
Saturday, May 7	9:00 am	Club House
Saturday, May 28 (Member Info Mtg.)	9:00 am	Club House
Saturday, May 28 (Board Meeting)	Following Info Meeting	Club House
Saturday, July 2	9:00 am	Club House
Saturday, August 6	9:00 am	Club House
Saturday, September 3 (Election of Trustees)	11:00 am to Noon	Club House
Sunday, September 4 (Annual Member Mtg.)	9:00 am	Club House
Sunday, September 4 (Election of Officers)	After Annual Mtg.	Club House
Saturday, September 17	9:00 am	Club House