

**Ocean Sands Resort Association, Inc.**  
**Board of Trustees Meeting**  
**September 26, 2020**

**Call to Order:** The Regular Meeting of the Board of Trustees was called to order by President Meg Bulla at 9:00 am, on September 26, 2020, 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), Meg Bulla (Dolphin), Ed Malantonio (Eel), Dave Glouner (Alt. Eel), Raymond Pauley (Flounder), Robert Magnotti (Guppy), Laurie Van Der Bogart (Alt. Guppy), Daniel Horvath (Haddock), Jack Gresch (Alt. Haddock), Greg Hart (Jetty), Carol Eckroth (Kay-Ling), Rose Albert (Neptune), Tina Ludy (Octopus), Paul Pomilla (Pebble) and Michael Mis (S. Pebble). A super quorum was present.

**Prior Meeting Minutes:** The minutes of the Regular Board Meeting of July 11, 2020, the minutes of the Annual Membership Meeting of September 6, 2020, and the minutes of the Board Annual Organization Meeting dated September 6, 2020, were approved.

**Treasurer's Report:** Barry commented that the Treasurer's Financial Report for the period ending August 31, 2020, was distributed by email to all online. Free cash is less than previous years at this time because of clubhouse renovations. See also the Finance and Budget Committee Report below.

***Standing Committee Reports:***

**Audit (Barbara Pfeiffer):** Barbara reported that the books are being done electronically. Greg Hart proposed adding a bond to our insurance package. The bond is needed to cover board members and employees that have control over any association funds. A \$15,000 bond costing \$165/year was voted on and approved.

**Grounds and Beautification (Holly Myers):** Holly stated that she's thinking about a regular maintenance schedule for the park. Her family did extensive cleaning of the grounds around the clubhouse area. Her committee though is to give guidance on beautification/maintenance of the park. They are not to do the work. Meg commented that trees/shrubs are needed. The Auxiliary donated \$500 to the committee.

**Auxiliary (Kim Perillo):** Barbara Pfeiffer shared that a 65 inch TV was purchased for the clubhouse. The Auxiliary sign at the front of the park is down and being repaired. Three new bulletin boards will be purchased. Caps are being replaced on the chairs in the clubhouse.

**Buildings (Dennis Pfeiffer):** Denny reported that they are seeking additional bids from contractors for the bathhouse project. The guard shack has some issues needing to be repaired with rough electric work and rotted wood at the door's threshold. They are looking into replacement windows for the caretaker's house. The house will also be inspected for termite damage.

**By-Laws/Rules and Regulations (Tina Ludy):** No changes to report at this time.

*Construction (John Barbato):* John reported that there were 26 permits issued for the season. His committee will be looking into changing the fee for permit applications. The suggestion was made to drop the \$100 deposit but charge a fee instead. A permit for minor work would be charged a \$25 fee, and a permit for major work would be charged a \$50 fee. Money collected will be given to the Association for grounds/beautification, etc.

*Pool Maintenance (Cathleen Craig):* Cathy would like for next year's Association budget to include the purchase of 40 chairs for the pool to replace the 50 they had. The chairs would match the 20 loungers that were just replaced. Four umbrellas to match the chairs are also suggested as a ½ price deal is available. Two more umbrella bases are needed though. Please contact Cathy or Meg if one can be donated. Some items need to be purchased/replaced according to the County Dept. of Health. It was requested that no minors use the skimmer for cleaning the pool as one was damaged. Dennis Pfeiffer shared info on updating the outside shower at the pool.

*Finance and Budget (Barry Myers):* Will be discussed under New Business

*Grievance (Greg Hart):* Greg reviewed a grievance the committee received about an incident which occurred at the ballfield on Saturday, September 5. Trustees voted to uphold decision of the committee to ban people involved from park for 60 days next June/July. Any further outbreaks could result in a permanent ban for those people.

*Maintenance (Bob Gorman):* Dennis Pfeiffer reported that the pump on Eel was replaced. The fences were repaired after storm damage.

*Purchasing (Bob Gorman):* Meg shared that money was spent on a new pump, a sewer pump, and fence repairs.

*Safety (Guye Craig):* Guye suggested that the 2 stop signs at the end of Albacore and Pebble be moved to corners where drivers will see and obey them. The ramp at the pool needs to be taken care of so that it is ADA compliant. He also suggested that bicycles follow one way signs.

*Welcoming (Kathy Glouner):* Kathy handed out 7 welcome baskets to new residents who were very appreciative. Barry added that two more will be needed. Welcome to our 9 new neighbors!

### **Old Business:**

Interim Actions Taken – both of these actions need board approval within a meeting. Trustees voted to pay Maria for 1 month of employment and to approve a variance for resident for an 8x12 shed on extra lot.

Dog Fine – Procedure to Enforce: Rose Albert has updated this info in the Rules and Regulations.

Site Cleanup Procedure – Trustees are responsible for having updated forms and procedures available. Permit requests and grievance forms are on the website. The site inspection form will be added to the website.

## ***New Business:***

Vehicle Speeding – Penalty Change – Rules and Regulations: Guye Craig presented a proposal for speeding penalties with escalating consequences if cited more than once. New procedures would include a warning for 1<sup>st</sup> violation, \$50 fine for 2<sup>nd</sup> violation, \$100 fine for 3<sup>rd</sup> violation, and being banned from driving in the park as the 4<sup>th</sup> and final violation. Trustees voted to approve.

Bathhouse Upgrade – Approval of Referendum: Dennis Pfeiffer shared info on the project. He stated that contractors are being contacted for proposals/bids. A referendum will be drawn up after hearing from them. Trustees voted to approve a \$80,000 referendum over a 2 year period.

Caretaker House Upgrade – Window Replacement: Building Committee will oversee

Budget Review and Approval – Establishment of Maintenance Fees: Proposal to increase maintenance fees from \$750 to \$800. Money will go to capital improvement expenses to make sure we have enough capital reserve if needed. Good maintenance of park's systems helps to keep costs down. Included in new budget is specific line amount for maintenance of grounds. Also included is increase of pool budget from \$7,000 to \$9,000 to allow for purchase of chairs, etc. Trustees voted to approve budget and \$800 maintenance fee.

2021 – Board Meeting Schedule – Approval: Dates proposed were voted on as accepted

Next Meeting: May 1, 2021 – Regular Board Meeting – 9:00 am

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

- 1. Prior Meeting Minutes:** The minutes of the Regular Board Meeting of July 11, 2020, the minutes of the Annual Membership Meeting of September 6, 2020, and the minutes of the Board Annual Organization Meeting dated September 6, 2020, were approved.
- 2. Treasurer's Report:** The Treasurer's Year to Date Report dated as of August 31, 2020 is approved.
- 3. Bond Approval:** Following a discussion, the Board unanimously approved the purchase of a \$15,000 bond protecting Association funds.
- 4. Grievance:** Following a discussion, the Board unanimously approved to uphold the decision of the committee to ban 2 individuals from the park.
- 5. Interim Actions:** Following a review and discussion, the Board approved to pay Maria for 1 month of employment and also approved a variance for a resident to place an 8x12 shed on extra lot.
- 6. Bathhouse Referendum:** Board approved to accept referendum budget of \$80,000 over a 2 year period.

- 7. Budget Approval – Establishment of Maintenance Fees:** Following a thorough review and discussion, the Board unanimously approved the proposed budget and established the 2020/2021 Maintenance Fee at \$800 per site.
- 8. Vehicle Speeding – Penalty Change – Rules and Regulations:** Proposal presented to change Rules and Regulations for Roads and Traffic for speeding penalties with escalating consequences if cited more than once. Trustees voted to accept proposal with changes.
- 9. Meeting Date:** The next regular Board Meeting is scheduled for May 1, 2021 at 9:00am to take place in the Ocean Sands Resort Association's Club House located at 56 Route 50, Ocean View, NJ.
- 10. 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: Approval of changes to Rules and Regulations for Section 4: Roads and Traffic

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

**DATED: September 26, 2020**

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Tina E. Ludy, Recording Secretary