

**Ocean Sands Resort Association, Inc.**  
**Annual Information Meeting of the General Membership**  
**May 25, 2019**

***Pledge of Allegiance***

***Attendance:*** Fifty-one sites were present.

***President's Welcome and Comments:*** The President Brian Carvale welcomed everyone to the Information Meeting and advised that we would be following a pre-set agenda, with questions and answers reserved for the end of the meeting when everyone will have a chance to ask a question. The President requested that everyone respect the person speaking, allowing them to finish their question uninterrupted.

***Treasurer's Report:*** Stanley reviewed the Financial Report for the period as of May 20, 2019, showing that we are running over budget by about \$7,000. This variance is the result of higher anticipated start-up costs since we had to hire outside people to get the campground opened and clean-up. We do expect that this variance will be absorbed over the next several months. Total cash and investment accounts balance is \$219,342.

***Standing Committee Reports:***

***Audit (John Perillo):*** Brian reported on behalf of John that the Audit Committee has recently received all the books and financial records of Ocean Sands and will review over the next several weeks and then issue a report.

***Auxiliary (Kim Perillo):*** Kim reported that we now have a beautiful new Clubhouse and hope that it will get lots of use this season. The Auxiliary has a full season of events planned, including several new events, such as Christmas in July and jewelry making class. The first event will be the annual breakfast. We are always looking for volunteers to help. The calendar of events has been emailed, and of course you can always subscribe to the calendar (see OSRA web site) to have the current calendar on your phone or computer. Please come out to the meetings and participate. Carol reported that this year, all the letters, calendars and "Cake-less Bakesale" information was emailed. Unfortunately, we are not hearing from as many folks. This is the biggest fundraiser and we need your participation. Paper copies are available for those that need them. Normally we earn over \$1,000 per year which is what keeps the events going. Brian reminded all the members that it is essential to keep your email and regular address and contact information up to date. Please be sure to get the information to the Secretary.

***Clubhouse Upgrade – Special Committee (Barbara Pfeiffer):*** Barbara reported that for the most part the project is complete, and everyone seems very happy with the result. There are still a few loose ends that will be completed soon. Barb publicly thanked Meg and Tom Bulla for being the "boots on the ground" over the winter keeping the project moving forward. Barb also thanked the general membership, because without funding the project, we would not have this beautiful new clubhouse.

***Beautification (Joe Sergio):*** Joe reported that overall everything is as expected. Still some leaves to be clean-up and of course we will need to plant flowers soon. The volunteer

families (the Myers and Lester families) have already cleaned and trimmed all the major gardens at the front of the campground.

*Grounds and Buildings (Joe Sergio):* Joe reported that there was no major damage over the winter, and everything is generally in good shape. The clubhouse is of course new and beautiful and now maybe we should turn our attention to upgrading and updating the bathhouses.

*By-Laws (Glenn Baker):* Glenn that there have been some minor changes to the by-laws that have been approved by the Board, and he will add the changes soon updating the document.

*Construction Committee (Glenn Baker):* Glenn reported that all permits are up to date. He reminded the members that if you need a permit, you need to submit first to your trustee who will sign it and get it to the construction committee. Be sure to provide email addresses on the forms since that is the best way to get them to the owners. Glenn and the other committee members are all “snowbirds”, so the beginning and end of season is difficult. Any member, especially those that stay at or near OSRA most of the season, would be helpful if they could join the committee.

*Purchasing (Stanley Sands/Robert Gorman):* Bob reported that he will be ordering all the typical bathroom and pool supplies as needed.

*Pool Maintenance (Tina Ludy):* Tina reported that the pool is open, but that she would not be maintaining it this season. Maria Sanchez (Cesar Sanchez’s wife) would be coming in each day to open and close and take care of some of the general maintenance and testing. She is not available on Sundays, so some others have stepped up to volunteer for that day. Also, the pool committee now has more members so that the decisions about ordering repairs and updates is based on more than just one person. If you are interested in joining the pool committee, please see Tina. Our pool company, Coastal, will continue to do all the primary maintenance and cleaning. Tina reminded the members to be sure to clean-up after themselves, don’t leave food around and NO GLASS. Children in diapers need to use the protective “swimmies” to avoid any accidents. This year we also had to have the electrical continuity inspection (every five years). It was difficult to get the firm in to do the testing for the Township, so the pool opening was delayed.

*Finance & Budget Committee (Stanley Sands):* See above.

*Grievance (Greg Hart):* Greg reported that he was working on one grievance which should be able to be resolved within a day or two.

*Maintenance (Bob Gorman):* Bob reported that for most people the first thing they may see is the new fence out front that was installed over the winter. Looks very nice. The water valve in the back was replaced, and that should avoid the problem of losing pressure when we add water to the pool. A great number of breakdowns over the winter and new electric had to be run to the rear bathhouse because of the construction on the clubhouse. Please be reminded that our you cannot flush anything down the toilets except human waste and toilet paper. Anything else can clog our pumps burning them out. Each pump costs thousands of dollars to replace. There was also a reminder that if a site owners causes a sewer problem

and it can be determined that they were responsible, the site owner will be charged for the cost of the repair.

*Rules and Regulations (Tim Birch):* Tim reported by email that there have been no changes to the Rules at this time.

*Safety (Tim Birch):* Tim reminded everyone that safety must be all of our concerns. We continue to have many drivers who exceed the speed limit, and anyone riding their bikes at night should consider having lights on their bike to be more visible to pedestrians and drivers alike. Brian reported that we have had some concerns about solicitation in the park with strangers. At the last Board meeting, the Board voted to prohibit solicitation and notices have been added (fire department excluded). Woodbine State Police Barracks can handle many issues including suspicious solicitation (609-861-5698). Of course, for any emergencies, always call 911.

*Welcoming Committee (Rose Albert):* Rose reported that we have several new homeowners and she will be delivering a welcome basket shortly. Also, she has a directory available. If you are interested in one, please see her.

### **Old Business:**

Site Rental – Lease Reminder – See Appendix B OSRA By-Laws: Brian reminded the members that if you rent your site (assuming you have at least two sites – you must occupy one) you must complete a new rental agreement each year with a new \$100 deposit. Failure to complete the rental agreement will result in a fine to the site owner.

*OSRA Site Inspections:* This year's annual site inspections, per the schedule, will begin shortly after June 1<sup>st</sup> (a pre-inspection by street trustees has already taken place). All sites must be cleaned by June 1<sup>st</sup> and cannot have any mold and/or black/green algae. Please note that you will only have ten days from the date the notice is mailed to you to make corrections. If you fail to make the corrections, OSRA will do the work and charge you a fine plus the cost of the labor.

*Leaf Pick-up:* Last leaf pick-up will be June 1<sup>st</sup>.

*OSRA Website:* The website has very valuable information and the membership should go to the site to get the information they need. The address is: [www.OceanSandsNJ.com](http://www.OceanSandsNJ.com). Site owners who are selling or renting should take advantage of placing an ad on the web site to help with the sale. OSRA charges a nominal fee of \$15 (which is placed into the treasury to offset costs to our tennis court repair).

### **New Business:**

Parking – A request/suggestion was made for the Board to consider clearing out some additional space on the sides of the roads for addition site parking. Under our rules, sites now only have to have space for one car, and often people are parking improperly on neighbors' sites. Another member asked about some sand mounds that were placed on the end of Haddock. We are aware and that will be taking care of. It will be smoothed out for parking.

**Questions and Answers:**

The general membership was invited to ask any questions and/or make comments. The questions and related answers included the following:

*Uncapped Propane Tanks:* A reminder was made that you cannot have uncapped propane tanks on your site. Must be connected to trailer or grill (or keep in shed). Harry removed some tanks prior to the township inspection. If you are missing your tank, see Harry.

*Boats:* A reminder was made that boats that are parked on the side designated areas must be used and registered. That is not for just boat storage. If a boat is unused it must be removed from OSRA property. Boat trailers also must have site numbers on them.

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

**DATED: May 25, 2019**

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Barry D. Myers  
Secretary