

Ocean Sands Resort Association, Inc.
Annual Information Meeting of the General Membership
May 26, 2018

Pledge of Allegiance

Attendance: Forty-nine 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.

Moment of Silence: Brian requested a moment of silence in memory of those Ocean Sands residents that passed away over the winter.

Treasurer's Report: Stanley reviewed the Financial Report for the period as of May 19, 2018, showing that we are running under budget by about \$7,767. This variance is typical and is expected to be absorbed over the next several months. Total cash and investment accounts balance is \$323,237.

Standing Committee Reports:

Audit (John Perillo): Barry reported on behalf of John that the Audit Committee reviewed the financial records of Ocean Sands over the winter in accordance with the By-laws, with all transactions in order and without discrepancies.

Auxiliary (Barbara Pfeiffer): Barb reported that they have a full season of events planned and have a chairperson for each event. They could still use helpers, so if anyone is interested, please come out and participate. The officers for the Auxiliary are: Barb Pfeiffer, President; Kim Perillo, VP; Meg Bulla, Treasurer and Bridget Moore, Secretary.

Clubhouse Upgrade – Special Committee (Barbara Pfeiffer): The budget has now been approved by the general membership, so the committee will get final quotes over the summer, with the hope of beginning construction in the fall.

Beautification (Joe Sergio): Joe reported that he just arrived from Florida and would begin the clean-up of various areas and would be purchasing flowers for the pots soon. The volunteer families (the Myers and Keefer 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.

By-Laws (Glenn Baker): Meg reported on behalf of Glenn that there have been no changes to the by-laws.

Construction Committee (Glenn Baker): Meg reported that all permits are up to date.

Purchasing (George Keefer): No report.

Pool Maintenance (TBN): The pool is open but OSRA is still looking for someone to help with the opening, closing and general maintenance of the pool.

Finance & Budget Committee (Stanley Sands): Stanley reported that we are essentially on budget even after purchasing new water softener systems for both laundry rooms as well as the completion of all roof work.

Grievance (Greg Hart): No report.

Maintenance (Bob Gorman): Bob publicly thanked Harry for all of the work that he did over the winter, especially digging of all the holes and installation of new water risers at all the sites. Bob reported that they installed new water softeners in both laundry rooms, as well as copper pipe throughout to help with rust issues. At this point all of OSRA's infrastructure has been upgraded. Some water pipes froze over the winter but nothing major and the leak near the tennis court will be repaired this week. Bob again reminded everyone that nothing should be flushed into the sewer system except for human waste and toilet paper ONLY!

Rules and Regulations (Tim Birch): Barry reported on behalf of Tim that there have been no changes to the Rules which can always be reviewed on our website.

Safety (Tim Birch): Barry reported on behalf of Tim who 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. Also, now is a good time to check the health of your trees. Barry also commented that the Board approved giving access to some additional interested residents to review security camera recordings, if they are trained and willing to serve on the Safety Committee with Tim.

Welcoming Committee (Rose Albert): Rose reported that we have a new directory available. If you are interested in one, please see her.

Old Business:

Playground Update/Equipment Update - Meg reported that a new piece of playground equipment for the main playground has been purchased and will be installed over the next couple of weeks. The piece is a high-quality wood structure which can be upgraded annual with additional items.

Site Rental – Lease Reminder – See Appendix B OSRA By-Laws: Barry 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 1st (a pre-inspection by street trustees has already taken place). All sites must be cleaned by June 1st 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 1st.

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. 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).

Questions and Answers:

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

Pool: A member wanted to know if we could institute some “adult only” pool hours like we had years ago. The issue will be reviewed by the Board.

Playground Equipment: A member asked what was going to be the placement of the new equipment, they suggested that it be placed closer to the pool side. Meg advised that we would like the equipment placed in that area, but we must comply with code for an adequate fall zone.

Street Trustee: One member was asking about who to contact with questions. The first person you should contact is your street trustee. If you are not sure of their contact information, it is always on the bulletin board by the office.

Bugs-Bugs: One member raised the issues of so many bugs, is there anything that can be done.

Site Clean-up: One member raised issues about a specific site that is never properly cleaned and even if cleaned, weed continue to grow into the summer. Barry outlined the site clean-up process and will speak to the Trustee for the street in question.

Vent Pipes: One member wanted to know if Bob or someone could paint the sewer vent pipes. They had been painted in the past and need to be refreshed.

Club House: Regarding the club house upgrade, one member advised that his is a building contractor and can help with proper building materials to be used. His information was provided to the Club House Committee.

Speed Limit/Speed Bumps: A member reminded everyone that the speed limit is 5 mph. Cars are regularly exceeding this speed and putting pedestrians and bikers at risk. One member indicated that it is often some of the older residents here speeding. It was pointed out that a speed bump near Albacore was broken, and an additional speed bump on the exit road would be helpful.

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

DATED: May 26, 2018

Barry D. Myers
Secretary