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## *Ocean Sands Resort Association, Inc.*

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### Annual Information Meeting of the General Membership May 28, 2022

#### ***Pledge of Allegiance***

***President's Welcome and Comments:*** The President Meg Bulla welcomed everyone to the Information Meeting with a moment of silence for residents lost this year. This was followed by introduction of new members and guidelines for the meeting.

#### ***Standing Committee Reports:***

***Treasurers Report (Barry Myers):*** Report is issued electronically via email. Of 217 sites 204 get information electronically. April report was approved at 5/7 meeting, and a preliminary report for the end of May was released.

***Audit (Cynthia Roselli):*** Audit committee has one pending item to be completed by the end of June: adding the President as an authorized signer. One item is being transferred to the Bylaws Committee and a new list will be reviewed with Barry in June.

***Auxiliary (Mark Albert III):*** Bakeless cake sale raised over \$1,400 from more than 50 contributors. First event of the season is Night of the Races. Auxiliary Committee will transition into an Events Committee with a preset schedule. People may propose new events that would be reviewed by the Committee and tracked with an expense report.

***Grounds and Beautification (Holly Myers):*** There a few unknowns that we are trying to understand with the recent changes regarding the Caretaker. We need to identify what beautification responsibilities are up to the community. Compared to years past we are behind schedule with our beautification efforts. We are trying to come up with a budget and piloting a privacy screen along the fence we share with the neighboring campground.

***Buildings (Dennis Pfeiffer):*** Bathhouse project is near complete. The contractor is returning this week to complete a few items. We are mounting fold-up seats that need to be drilled and bolted to the walls. We are lacking floor in the laundry which will be finished. A ventilation system was installed, and insulation was added in the attic crawlspace. Almost everything used on the project is waterproof. New locks have been installed at the pool area. You may use your same pool key. A new one is not required. The lock is broken and if we cannot fix it we may need to contact the company that installed the lock. The office has received partial renovations and new windows.

*Bylaws/Rules and Regulations (Barb Pfeiffer):* Review being conducted of the original 1982 Bylaws being compared to our current Bylaws.

*Construction (John Barbato):* Two new permits were issued. A tree fell on common property. A site cleanliness issued was raised and John advised that residents are expected to keep the place somewhat in order during construction projects.

*Purchasing (Meg Bulla):* We have been purchasing items for the bath houses and cleaning supplies for Marya. We are also looking for a playground set for the front area but nothing is in stock.

*Pool Maintenance (Chris Yezzi):* The pool is open. Chemicals and test trips were purchased. No water balloons in the pool. The rubber gets into the water and sucked into the filtration system and pumps. Keep raft sizes down to 1 person-sized rafts due to the limited space of the pool. Marya is going to open and close the pool every day but Sunday. She will help monitor chemicals. Please keep your area clean. All of you are the monitors of yourself. An idea was suggested to offer swimming lessons for kids in coordination with the Auxiliary Committee.

*Finance & Budget Committee (Barry Myers):* Barry has previously issued the report electronically.

*Grievances (Greg Hart):* No report.

*Maintenance (Dennis Pfeiffer/Cesar Sanchez):* Dennis delegated to John Barbato regarding an update on sewer system maintenance: Three vendors evaluated our system. One vendor was unable to meet our requirements. The second vendor, Thomas Byrd presented at the last Trustee Meeting and John personally felt that the evaluation was an alarmism stunt for business. The final vendor, Mike Kalin, complimented our system and we are waiting for a quote. The objective is to repair our sewer system and monitor it with routine maintenance. This situation is still being assessed. A separate plumber fixed a sewage pipe and grinder pump issue. A reminder was issued to avoid digging long landscaping ties into the ground – the pipes here are not deep and some have been dug into.

*Safety (Jack Gresch):* Another campground recently had a fire. Please obtain and install smoke and carbon monoxide detectors. These are separate units or can be purchased as an all-in-one unit. Locks and hinges are being added to the sewer pit covers. Everyone is part of the Safety Committee – if you see something say something. Please do not be afraid to raise concerns regarding safety.

*Welcoming Committee (Kathy Glouner):* Kathy reported that one basket has been given out so far this year. Two are scheduled to be handed out this weekend.

*Old Business:* None

*New Business:*

Memorial Day Ceremony Kathy Craig – Monday at 9am brief Memorial Day ceremony at the flag in front of Cesar’s house. The ceremony includes a moment of silence, respecting the fallen, a guest singer to sing God Bless America, and a short parade around the campground. We would like to make this an annual event.

Grounds and Beautification Holly Myers – Holly ran a poll to assess community interest in a beautification day in spring and fall and asked residents to please provide feedback to your Trustee regarding the privacy screen along the inroad. Some streets have maintained gardens – do we want to standardize the gardens and their maintenance or individually maintain them?

*Questions and Answers:*

A discussion was held regarding future budget. Meg stated we are working on creating a committee to come up with a five-year plan.

A resident expressed concern Cesar’s trucks cannot be in the way of where boat trailers are stored. Meg stated to please get in touch with Cesar and ask him to move his vehicles.

A discussion regarding bathhouses and adding hooks/replacing them and improving the table in the laundry room. The table in the front laundry room should have a covering on top of it. The back-right leg is missing on the left washer and it is off center.

A resident cited the need for improved communication. A digital means to access and contact block captains was requested. We could use Google Forms as a system to submit requests/incidents and track them to resolution. We encourage communication with Trustees, and their contact information is not publicly disclosed per the respect of their individual privacy.

A resident expressed concern over the rise in costs of nearly everything. Projects should be considered from the family angle. The biggest overall issue regarding the campground is the water system and water pressure. Dennis Pfeiffer spoke to this concern stating last year we were running on one well. A second well was put back online. Both wells are running now. The well was turned off due to a high amount of iron in the water. If there are complaints about low water pressure they should be reported. If water pressure issues are not resolved we may need to turn on the third well or dig a new one. Leaky water connections to the trailers could contribute to water pressure issues.

*Adjourned:* With no further business a motion to adjourn, duly made and seconded was carried.

***DATED: May 28, 2022***

Robert J. Barbato, Recording Secretary