

**Ocean Sands Resort Association, Inc.  
Annual Meeting of the General Membership**

**September 1, 2019**

**Call to Order:** The Annual Meeting of the General Membership was called to order by President Brian Carvale at 9:00 am, on September 1, 2019, pursuant to a written notice establishing the date, time and place.

**Pledge of Allegiance**

**Roll Call:** Sixty-seven sites were present, which is less than the required seventy-six sites needed for a quorum.

**Presidents Welcome:** Brian Carvale began his welcome by recognizing Harry Koestel, our recently retired caretaker, for his many years of dedicated service to the OSRA committee. He will be missed. Harry received a standing ovation from the general membership. He also told the members that OSRA was were working on a tribute picnic for Harry in the spring. Brian welcomed everyone and advised the members, that we would follow a pre-set schedule with all the committee reports issued first, followed by a question and answer period.

**Certified Election Results:** The election of the 2019/2020 Board of Trustees was conducted between August 20, 2019 and August 31, 2019 by electronic ballot and on August 31, 2018 by paper ballot. Barry Myers and Holly Myers, Judge of Elections, issued a certified report of the election results during the Annual Meeting, which is attached to these minutes. The following individuals have been elected as Trustees for the 2019/2020 term, and until a successor is chosen and qualified:

Albacore:	Guye Craig	Bass:	Dean Whitman
Caviar:	Tom Zook	Dolphin:	Mary Ellen Bulla
Eel:	Robert Gorman	Flounder:	Ray Pauley
Guppy:	Robert Magnotti	Haddock:	Dan Horvath
Inlet:	Carmella LaRocco	Jetty:	Greg Hart
Kay/Ling:	Carol Eckroth	South Pebble:	Michael Mis
Pebble:	Dan Dunn	Neptune:	Rose Albert
Octopus:	Tina Ludy		

**Treasurer's Report:** The Treasurer issued the Financial Report for the period ending August 31, 2019. The fiscal year-to-date expenses are running essentially on budget. The Cost of Use Account is at \$144,190. Total cash and investment balances (less the escrow account for taxes) is \$166,187. While the final 2019/2020 budget is not yet complete, the Treasure is recommending a \$50 increase in the annual maintenance fees to replenish the cost of use and capital improvements accounts, making the maintenance fee cost at \$750 per site.

## **Standing Committee Reports:**

*Audit (John Perillo):* No report, but the Audit Committee would be conducting a full review of all the financial records of OSRA over the winter months and would issue a full report at the first meeting in April 2020.

*Auxiliary (Kim Perillo):* Kim filed a written report. The officers of the Auxiliary will be as follows: Kim Perillo President, Barb Pfeiffer Vice President, Meg Bulla Treasurer and Bridget Moore Secretary. Kim reported that 2019 has been a great season! The auxiliary would like to thank all of the chairs and volunteers that made our events a success. We would also like to thank everyone who participated in an event, donated for the bakeless cake sale, or purchased a 50/50 or condo ticket. The events we provide wouldn't be possible without this wonderful community of people. As we begin planning next year's calendar, we continue to need volunteers. Please contact Kim Perillo or any other auxiliary member if interested in helping or chairing an activity.

*Clubhouse Upgrade – Special Committee (Barbara Pfeiffer):* Barb reported that this would be the final meeting for this committee. There is one open construction item that will be taken care of after the season ends. Barb reported that the "little room" is getting used regularly and that they have plans to bring back a sharing library.

*Beautification/Grounds and Buildings (Joe Sergio):* Joe reported that the flower-pots did not do well this year, the plants were on sale and did not do well. Overall buildings in good condition.

*By-Laws (Glenn Baker):* Glenn reported that a number of by-laws need to be updated to reflect changes made by the Board.

*Construction Committee (Glenn Baker):* Glenn reported that we have a new building inspector for the Township and that he created some confusion about set back rules. Following discussion, it was clarified that the Townships rules relate to our outer perimeter property lines, not our internal site lines. Our rules will remain in place which calls for a 3ft set back from all site lines and 10ft to nearest combustible trailer/room (sheds excluded) or 6ft if you use 1 hour rated non-combustible building material. Glenn reminded the members that last day to submit a permit request for any winter work is October 15<sup>th</sup>.

*Purchasing (Bob Gorman/Stanley Sands):* Bob reported that the purchasing has gone well with no real surprises. Just normal cleaning supplies and pool chemicals.

*Pool Maintenance (Tina Ludy):* Tina reported that the pool will close for the season on September 23<sup>th</sup> and thanked everyone who helped him this year. Maria has been in charge of day to day activities with the pool committee (five members) helping out on Sundays. A new awning was also purchased and installed. The plan is for Maria to continue to do the day to day work next season with Coastal Pool Company doing all the maintenance.

*Budget/Finance Committee (Stanley Sands):* Stanley reported that the full budget would be presented to the Board in September for approval. Stanley said that in order to do some of the additional capital improvements requested, we would likely present a budget with a \$50 increase to \$750 per site. Also, see Treasurer's report above.

*Grievance (Greg Hart):* Greg reported that no grievances are open.

*Maintenance (Bob Gorman):* Bob reported that this was one of our best summers in many years for maintenance. No real issues and we have not had to replace a pump in one and a half years in part because of some additional annual maintenance and cleaning we do of the sewer pits. We continue to have problems with residents putting trash and plastic bags in the recycle bin. We will be fined by the Township if this continues. Water will be turned off on October 31 and the lines blown out on November 1<sup>st</sup>.

*Rules and Regulations (Tim Birch):* Tim reported that the Rules would be reviewed and updated over the winter in accordance with changes that the Board has made.

*Safety (Tim Birch):* Tim reported that speeding continues to be a problem.

*Welcoming Committee (Rose Albert):* Rose reported that we have had many new members and she has prepared and distributed 7 welcome baskets. Barry will continue to provide Rose with the names of the new members once all their paperwork is properly filed.

### **Important Reminders:**

Everyone was reminded that the speed-limit in the park is still 5 MPH. It takes everyone's cooperation to maintain this speed and please remind your guest(s) or neighbors when you observe them exceeding the speed-limit.

Ocean Sands will close for the season on Wednesday October 31, 2019.

Final permit application date for winter work is October 15, 2019.

Boat parking on the ballfield is allowed beginning October 15, 2019

### **Questions and Answers:**

The general membership was invited to ask any questions and/or make comments.

Several members discussed the need for improved gardens and the need for more regular watering of the gardens. Most of the gardens are maintained by volunteers and help is always appreciated.

One member requested that new shower curtains be installed in the bathhouses. The maintenance department will install new curtains at least annually and as needed.

One member wanted to understand how the new pet fine for dog waste will be enforced. The issue will be added to the Board's next meeting to clarify.

Several members raised concerns about speeding and what can be done. It was acknowledged that it is a constant concern and some of the speeders are regular members – not just guest or outside workers.

Concerns were raised about the condition and maintenance of the pool and the quality or lack of quality of the work done by Coastal Pool Company. The contract will be reviewed with Coastal and the Pool Committee will review the issues raised.

Concerns were raised about cracks in the roads and some low areas that create tripping hazards. The maintenance committee is getting quotes for repairs and will present at the next Board meeting for approval.

Parking issues were raised, both with regard for the need and also concerns about taking down trees and plants to make room. Related to this was the need to enforce the boat parking since some spots are taken up with unregistered boats. This issue will be added to the next Board meeting for review and resolution.

One member asked a question about the budget line item for telephones. The budget issues will be reviewed at the Board meeting as the new budget for the 2019/2020 Fiscal Year is approved.

One member asked about the "bag worm" problem and was advised that OSRA has sprayed the infestation.

One member requested that the job description for the new caretaker be made public. The Board will review and advise.

Concerns were raised that we were not doing enough activities for the "tweens" to keep them busy during the season. The auxiliary is always reviewing what activities can be done and whether we have volunteers to help with those events.

One member asked about our well testing and was advised that the wells are tested twice a month by an outside lab with the results posted on the bulletin board near the office.

**Condo Raffle Drawing:** The winning site is 33 and will receive a maintenance fee credit.

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

**DATED: September 1, 2019**

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Barry D. Myers, Secretary