

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

September 5, 2021

Call to Order: The Annual Meeting of the General Membership was called to order by President Meg Bulla at 9:00 am, on September 5, 2021, pursuant to a written notice establishing the date, time and place.

Pledge of Allegiance

Roll Call: Less than the required seventy-six sites needed for a quorum were present.

Presidents Welcome: Meg Bulla 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 2021/2022 Board of Trustees was conducted by electronic ballot and on September 4, 2021 by paper ballot. Voting participation level was down with 54% of the sites voting. Barry 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 2021/2022 term, and until a successor is chosen and qualified:

Albacore:	Guye Craig	Bass:	Dean Whitman
Caviar:	Tom Zook	Dolphin:	Mary Ellen Bulla
Eel:	Ed Malantonio	Flounder:	Ray Pauley
Guppy:	Robert Magnotti	Haddock:	John Gresch
Inlet:	Chris Yezzi	Jetty:	Greg Hart
Kay/Ling:	Gina DiNoia	South Pebble:	Michael Mis
Pebble:	Paul Pomilla	Neptune:	Mark Albert, III
Octopus:	Cynthia Roselli		

Treasurer's Report: The Treasurer issued the Financial Report for the period ending August 31, 2021. The fiscal year-to-date expenses are running below budget by approximately \$13,000. Barry stated that our cash position continues to be healthy. We have started making payments to the contractor for bathhouse upgrades. (Shown on financial report under line item "construction in progress")

Standing Committee Reports:

Audit (Barb Pfeiffer/Cynthia Roselli): The committee reviewed the books for the 2019/2020 season, and all financials are in good order. The 2020/2021 review will be done this winter after the season closes.

Auxiliary (Kim Perillo): Dayle Malantonio thanked all of the volunteers and supporters of events held this season. Through fundraising the Auxiliary was able to make purchases of a new umbrella for the fire pit area, side tables for the pool, and new bulletin boards for the park. All are welcome to attend Auxiliary meetings and share their opinions/ideas. The Auxiliary is in need of officers at this time. Chairpersons of committees are also needed. Please offer your time or help to allow our events to continue.

Grounds and Beautification (Holly Myers): Holly's committee identified what they could do to make the community looker nicer and be maintained. They worked on the front end appearance, screening on the sides of the park, parking, and collaborating with other committees. There have been problems with the irrigation system. An outside contractor will help to solve these problems. Thanks were given to Paul Pomilla and the fall work team that helped out. A fall working weekend may be held this year - volunteers would be very helpful.

Buildings (Dennis Pfeiffer): Dennis reported that the clubhouse is working out well. They've met with contractor and started working on the bathhouses. Work will start no later than the end of September.

By-Laws/Rules & Regulations (Tina Ludy): Tina stated that the By-Laws need to be changed to reflect the Secretary/Recording Secretary positions. Rules & Regulations are up to date.

Construction Committee (John Barbato): John reported that 33 permits were requested this season. Jack Gresch spoke about Upper Township's restriction on 15 foot setbacks. The Township has not yet made a decision on changing the 10 foot setback rule to 15. Therefore, the 10 foot rule is still in effect. He recommended that if anyone planned on doing construction affected by that rule to do it now.

Pool Maintenance (Cathy Craig): Cathy stated that pool attendance is up this summer. Those using the pool must be mindful of the safety of all and also of the pool rules. She suggested that those using the pool review Section 6: Pool Usage in our Rules & Regulations.

Budget/Finance Committee (Barry Myers): Barry reported that he will present the budget for next year at the Board Meeting on September 25. He is preparing the budget with the \$800 maintenance fee that's in place. Trustees will set the level of the maintenance fee.

Grievance (Greg Hart): No report

Purchasing (Bob Gorman): Dennis shared that an outdoor sump pump will be purchased to help with the drainage area next to the tennis courts.

Maintenance (Bob Gorman): Dennis also shared that maintenance to the guard shack at the front of the park is almost completed.

Safety (Guye Craig): Guye reported that speeding continues to be an issue. He would appreciate if Trustees would be vigilant about speeding on their block.

Welcoming Committee (Kathy Glouner): Kathy gave out 14 welcoming baskets this year to new residents. If anyone moved in that did not get a basket, please let Kathy (at 66 Eel) know.

Important Reminders:

Construction permits must be in by October 15 for any winter work planned on your property. Be mindful of our 5 mph speed limit.

Questions and Answers:

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

Mark Albert put together a welcoming packet (with permit requests, Rules & Regulations, etc) that will be included in the baskets that Kathy distributes. Thanks to Mark for his efforts.

One member commented on having the privilege of doing what we want with our lots. It was stated that our community should not become an authoritarian community, and we should all work to make sure that doesn't happen.

One member commented that along with speeding people need to be mindful of stopping at the end of streets and looking both ways for pedestrians and bicyclists before proceeding. Bathhouse project was questioned. Work will start on the front bathhouse at the end of September, but both bathhouses should be open for use when residents are closing for the season. Reminders were made to residents and Trustees (Block Captains) to share information/ideas with each other.

One member suggested that Trustees (Block Captains) send an email to residents on their street to share information. It was mentioned that Trustees are given contact information for the residents on their street.

One member questioned who votes when a major change is going to be made to the By-Laws. Trustees vote on any changes to the By-Laws.

Condo Raffle Drawing: The winning site is 39 and will receive a \$757 maintenance fee credit.

* * * * *

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

DATED: September 5, 2021

Tina E. Ludy, Recording Secretary