

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

September 6, 2020

Call to Order: The Annual Meeting of the General Membership was called to order by President Meg Bulla at 9:00 am, on September 6, 2020, pursuant to a written notice establishing the date, time and place.

Pledge of Allegiance

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

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 2020/2021 Board of Trustees was conducted between August 20, 2020 and September 5, 2020 by electronic ballot and on September 5, 2020 by paper ballot. 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 2020/2021 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:	Dan Horvath
Inlet:	Al Koppen	Jetty:	Greg Hart
Kay/Ling:	Carol Eckroth	South Pebble:	Michael Mis
Pebble:	Paul Pomilla	Neptune:	Rose Albert
Octopus:	Tina Ludy		

Treasurer's Report: The Treasurer issued the Financial Report for the period ending August 31, 2020. The fiscal year-to-date expenses are running below budget by approximately \$14,000. Payroll and related tax expenses, the pool, and insurance are currently running over budget. Our unrestricted cash is running at about \$104,000, and the market value of our investments is running at about \$118,000.

Standing Committee Reports:

Audit (Barb Pfeiffer/Cynthia Roselli): The committee did a two year review of the books back to 2018, and everything is ok. They are working closely with Barry (treasurer). They are hoping for the audit to be done quicker and be done by the end of the year.

Auxiliary (Kim Perillo): Kim thanked all that attended, volunteered, and contributed to auxiliary events this year. Contributions are still being taken for the bakeless cake sale - see Carol at 171 Kay-Ling. The calendar was adjusted this year to 5 events that allowed for social distancing. A full calendar has been planned for next year. The auxiliary has several volunteers but are always looking for more. Contact Kim or any other auxiliary member if interested in helping or chairing an activity. OS t-shirts are available for \$20. This is not a fundraiser as no profit is made. A spring sale of different items will also be held. The auxiliary has purchased a 65" TV for use in the clubhouse, made a \$500 donation to the beautification committee, and is purchasing a replacement sign for the front of the park.

Grounds and Beautification (Holly Myers): Holly identified the committee's spring and summer goals as updating the water system in planting beds and to provide and try to give advice about weed control, mulch, trim and hardscape. Because of the park's late start due to Covid, not all goals were met. Fall goals are to improve the front entrance, survey front beds and do fall planting, and add some hardscape out front. A longer term project is to beautify N. Pebble Dr. and also to collaborate with pool and clubhouse committees on beautification. Special thanks for contributions and volunteer efforts were given to Renee Jeminey, Paul Pomilla, John Barbato, Tom Bulla, the Myers family, and others residents that clean up common areas. Thanks also to the auxiliary for their monetary donation.

Buildings (Dennis Pfeiffer): Plans/pricing are being developed for renovations of both bathhouses. Windows need to be replaced in the caretaker's house. Very good pricing was found for those.

By-Laws/Rules & Regulations (Tina Ludy): The By-Laws and the Rules & Regulations were all updated last October. They can be found under "Residents" on our webpage – oceansandsnj.org

Construction Committee (John Barbato): Fifteen new permits were issued this year. John reminded all that if you need a permit, see your block captain and they will then contact him. The last day to submit a permit request for any winter work is October 15th.

Pool Maintenance (Cathy Craig): There were some concrete repairs done. Loungers were purchased. Last pool day is Sunday, September 20. Cathy asked for help with making phone calls to other pool companies. Requests by residents have been made to have a release button put inside the gate for help exiting. She suggested maybe having the auxiliary make a contribution or maybe having a fundraiser to purchase additional pool deck furniture.

Budget/Finance Committee (Barry Myers): Barry reported that the full budget will be presented to the Board on September 26 for approval. Coming out of that is where the maintenance fee is established. After that meeting we will be able to present the budget and what the maintenance fee will be to the residents.

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

Purchasing (Bob Gorman): Bob reported that purchasing has gone well this year. Office supplies, cleaning supplies, and 1 well pump were purchased.

Maintenance (Bob Gorman): There were no real problems with the sewer systems this year. Residents are really cooperating with only flushing toilet paper. A severe storm caused problems with trees throughout the park. No structures were damaged – the fence at the entrance was. Keep an eye on the trees on your lot as many trees were rotting on the inside. (It was suggested to look for carpenter ants on your trees).

Safety (Guye Craig): The main issue is speeding. A new penalty system for speeding will be presented to the Board for approval at the September 26 meeting. The system includes: 1st notice – warning, 2nd notice - \$50 fine, 3rd notice - \$100 fine
Mopeds are not allowed in the park. Golf carts must have lights on them.

Welcoming Committee (Kathy Glouner): Kathy delivered 6 welcome baskets to new residents. If anyone is new and hasn't gotten one, or if you know of someone that is new and hasn't gotten one, please let Kathy know. She's at 66 Eel.

Important Reminders:

Construction permits must be in by October 15 for any winter work planned on your property.
Boat parking on the ballfield is allowed beginning October 15, 2020
Ocean Sands will close for the season on Sunday, November 1, 2020.

Questions and Answers:

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

One member asked if children on bikes need to wear helmets. Meg said that they should to the age of 12 to comply with New Jersey state law. Another member stated that it's a good idea for the protection of the child. Barb Pfeiffer said that the auxiliary spoke of a bike safety course for children/adults. Barb asked for someone to contact her with any information.

Holly Myers, beautification committee chair, reached out to the community to encourage volunteers to help with a working weekend providing muscle and labor. A primary weekend work date and rain date will be proposed and shared with residents.

One member commented on how a gentleman was locked in the pool area during an electrical storm because of not having a key to exit.

One member questioned how payroll can be over budget when we missed the first month of the season. It was explained that the workers continued to work during that time.

One member suggested putting expired pool tags on children when they are out riding their bikes. If the child has an accident, then residents would know where the child's site is to get help.

One member stated that an association tree fell and hit the back window of her car. She questioned if the association had insurance to cover costs. The association cannot cover costs.

One member wanted to clarify that aerial fireworks are illegal in New Jersey. Meg added that ground fireworks are legal.

One member questioned the procedure to add or delete items in the rules and regulations. This is a process and is voted upon by the Trustees. Members should express concerns to block captains. They will then present to the Board for discussion at the next meeting.

Concerns were raised about cars speeding. The safety committee has radar guns to use. A process will be written out with consequences (a warning and then fines) for those found speeding in the park. The process will be presented to the Board to vote on. Site owners need to remind guests about the 5 mph speed limit. Discussion followed about installing speed sensors/bigger signs. It was suggested to present quotes at the next Board meeting. A comment was made about spending more money for more signs when drivers don't adhere to the signs posted now.

One member questioned what to do if the lot next to your property has not been maintained. Speak to your block captain in regards to this. They can perform a site inspection and contact the owner.

One member suggested moving the stop sign at the intersection at Albacore and Pebble to the north corner of Albacore where a stop sign would typically be placed. This would be more visible to drivers encouraging them to actually stop before turning into the intersection.

Concerns were raised about the broken shower in the pool area. Lack of drainage, mud, mold, and problems with operating were problems all summer. Ideas were shared with how to make improvements. Meg said she would check into it with Cesar.

Cathy Craig was thanked for the pretty décor that she added to the pool area.

One member questioned the time the caretaker devotes to association responsibilities vs. other projects. Another member commented on the lack of cleanliness in the bathhouse. The caretaker's job description is being updated for more clarity on duties and timing of responsibilities.

Condo Raffle Drawing: The winning site is 44 and will receive a \$680 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 6, 2020

Tina E. Ludy, Recording Secretary