

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

- **President's Opening Remarks**
 - Dan McGrath opened the meeting with the Pledge of Allegiance.
 - Dan thanked those present for attending
 - Dan then went on to report:
 - we had a good year with great weather, especially on the weekends and this translated into a good year revenue wise and we also had less than expected expenses
 - work has been started on the bay beach, however much more remains to be done and a significant amount of money budgeted for 2015 will be deferred to 2016 and included in that budget
- **Secretary's Report**
 - The Minutes from the Spring Meeting were distributed prior to the meeting. There were no questions or comments. The minutes were accepted as written.
- **Treasurer's Report**
 - Dave Eikhorst reported that 2015:
 - Income was up \$18k over budget due to Beach Badge sales and Extra Member's Badges
 - Expenses were down \$42k compared to budget due to deferred expensed on the Bay Beach restoration project, Beach Preservation and Insurance
 - Dan McGrath added that we had:
 - a 30% increase in Beach Badge sales due to Gabby's diligence.
 - a 39% increase in Member's Extra Badge sales.
 - an 11% increase in Tennis Club Fees.
 - a 50% savings in Badge costs due to using another provider.
 - A 33% reduction in Accountant fees as Dave was able to change providers at a reduced cost.
 - Ocean beach preservation costs are scheduled to be 10% less than budget
 - A 16% savings in Ocean Beach Operation
 - Patsy Robinson made a motion to approve the Treasurer's Report; John DeAndrea seconded the motion; the Members present voted to approve the Treasurer's Report.
- **Finance Committee Report**
 - In Arnie Morris' absence, Dan McGrath reported that we have budgeted:

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

- Salaries have increased due to the addition of a Bay Beach guard and a proposed salary increase for the guards to be competitive with other beaches.
- Beach Preservation has increased, back to pre-Sandy estimates, in order to protect our community and preserve the sand on our beach in the event the ACE project is delayed again.
- Bay Beach is budgeted for a one-time \$92k expense; \$32k carried over from 2015. \$35k is budgeted for playground equipment and the remainder is to be determined based on what is agreed to install in the remaining north end of the bay beach.
- Ocean Beach Operation has increased due to the need to purchase additional equipment in 2016 to be utilized at the bay beach, including replacing the sand wheelchair and using the old one at the by beach)
 - Chick Krug and Janet Lonney questioned the \$13k increase in Salaries. Dan McGrath explained that the guards have not had a raise since before Sandy and that we were on the lower end of salaries, compared to other beaches. The increase represents \$.25-.75/hour, depending on years of service. The Salary figure also includes \$5k for the Bay Beach guard, which we have not had in the recent past.
 - Kevin Seiler questioned the solvency of the Budget in light of the planned \$70k draw on reserves. He felt that this would put the Association in the red for years to come.
 - Janet Doremus commented that the projected reserves of \$128k are \$11k more than the reserves we had in 2010, prior to Sandy. The EC is comfortable with \$125k in reserves at this time based upon projected future replacement costs and emergency situations..
 - Kevin made a motion to set the Budget within 20% of projected dues. ; Bill Bosland seconded the motion; After significant debate and discussion, the Members present voted to *not* accept the motion.
 - Kevin Seiler then made an appeal to reduce expenses by reducing the hours of operation at the ocean beach. He made a motion to change the beach operating hours to 10 – 5 Monday to Thursday and 10 – 6 Friday to Sunday. Motion was seconded by Bill Bosland.
 - After much discussion, a vote was taken and the membership approved the motion. Dan will rework the numbers and include this is the revised Budget.

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

- Joe Kennedy made a motion to accept the budget with this change; Patsy Robinson seconded the motion; the Members present voted to accept the modified budget, with 5 Members opposing the motion.
- **Ocean Beach Report**
 - Dan McGrath reported that the Ocean Beach is closed, lifeguards are done for the season and swimming is now at your own risk.
 - Dan also reported that:
 - We plan to open the beach for Father's Day weekend (6/18-19) and then daily beginning on Friday, June 24th – Labor Day.
 - Toms River will begin the winter closure of the dune pathways in the coming weeks
 - We plan to install winter fencing to harvest sand, as we had done prior to Sandy. This was not done over the past 2 years, as it was thought the ACE project would take care of this; however, due to uncertainty of the project, we feel it is in our best interest to go back to our beach preservation practices.
- **Bay Beach Report**
 - Fred Manuel reported that the cleanup of the bay beach is complete; the fence has been installed along Rt. 35; grasses have been planted inside the fence; benches have been installed by the lagoon; 12 truck-loads of sand was donated by the Braen family, which saved the Association a tremendous amount of money.
 - Fred then reported that in 2016 we plan to install playground equipment, and possibly solar power, a gazebo and/or multi-use court (basketball, hop scotch, tetherball, etc.).
 - Mike Renzo-Posen questioned what happened to the warranties to the original equipment; Gabby Dudas responded that although there was some warranty coverage, the labor cost to repair the equipment was not covered and it was felt that when the equipment begins to fail in this salt water environment, it is throwing good money away as more damage will occur in the near future. The 1st piece of equipment had severe rust damage and the 2nd piece of equipment failed due to water freezing and cracking the uprights, making the entire apparatus unsafe.
 - Tony Maisto commented that a multi-use court with a fence would be pretty tight in the space we have.

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

- Dan McGrath reported that we plan to open the bay beach to swimming next year. A lifeguard will be stationed at the bay, beginning on July 4th through Labor Day, from 10am - 4pm. This will add \$5k in salary to our budget.
 - Kevin Seiler suggested that the hours be 10-noon and 2-4pm in the beginning to reduce the cost. He also suggested the days of operation be Thursday – Sunday. Kevin Seiler made a motion to adopt this change; Bill Bosland seconded the motion; the motion did not carry,
 - After much discussion, it was agreed that we would begin as planned and monitor the usage. If it is found that the bay swimming area is not used, we will scale back the guard as appropriate.
- Insurance Committee Report
 - Tom Cleeland reported that:
 - There were no injuries this year.
 - Tom still has not yet been able to find a carrier for the increased Directors and Officers insurance policy. We are looking to increase the coverage from \$1m to \$2-5m. Most other beaches carry \$2-3m in D&O coverage.
- Membership Committee Report
 - Janet Doremus reported that we had 7 new families join the Association this year; however, 7 Members also dropped their Membership. She explained that most of those who dropped their Membership have houses that are either knocked down or uninhabitable and potentially are on the market. She expects this to continue for several years, as there are quite a few empty lots that have not yet been rebuilt.
- Entertainment Committee Report
 - In Scott Jefferey's absence, Dan McGrath reported that we had 2 successful events this season; the "We're Back from Sandy" BBQ and Family Day. The 50-50 proceeds covered the expense of the DJ and other miscellaneous expenses.
 - Gail Cleeland asked about the expense of these parties to the Association; Gabby Dudas replied that these events are cost neutral to the Association by the sale of 50-50 tickets.
 - Gabby Dudas mentioned that there is a new company (Big Cheese NJ) that will bring a truck and bake pizzas on site. She thought this might be an alternative to the BBQ or as a fund raiser to the Association. The

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

BBQ has been traditionally cost neutral to the Association, with all monies collected going directly to the vendor.

- Gabby also mentioned that several people had suggested a Corn Hole Tournament for the adults on Family Day.
 - Dawn Klotz commented that this Family Day was very low keyed; she saw very few grills on the beach this Family Day and was wondering if this is a growing trend or if we should do this earlier in the season before kids go off to college. Gabby Dudas replied that we tried this a few years back and it was not well received.
 - Dan McGrath also put out a plea for help for Scott in organizing these events. Paige Li and Dawn Klotz offered to help.
 - Dawn Klotz suggested that an “adults only” dance be scheduled for next year; Janet Doremus replied that this and a golf outing had been suggested in the past but there was little interest from the Membership.
- **Tennis Committee Report**
 - In Arnie Morris’ absence, Dan McGrath reported that the tennis court is up and running and has had a good year. The court will remain open through the Fall for use by Tennis Members.
- **Federation of Beaches Meeting Report/Toms River Meeting Report**
 - Dan McGrath mentioned that although the Federation of Beaches has been disbanded, the Presidents do meet periodically to discuss items of mutual interest. Once such item is the ACE project.
 - Dan McGrath mentioned that the original Easement and Side Letter that the Association had negotiated with Toms River and the DEP was not accepted by the Army Corps. As a result, the Army Corps has drafted a revised Easement which was presented to the Associations on August 28th.
 - This revised Easement is being reviewed by the EC Members in conjunction with an attorney to ensure that all the points that we had negotiated were included.
 - The Army Corps would like all Easements signed by December, so they can go out to bid and begin the work in March. One of the requirements of the contract is that only American made equipment and staff may be used on the project, which limits the companies that can bid on the project to 3-4 companies. The work will be done in 1k foot increments. It is unknown where the project will begin; however, it is possible that multiple 1k foot units will be done concurrently.
 - Dan suggested that there are 2 ways for the Easement process to move forward, indicating he was not stating a preference: 1), Since

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

the membership previously agreed to sign the easement and side letter with Toms River, the EC could be empowered to sign the new easement (which eliminates the original easement and the side letter with TR) if after consultation with the attorney's we used for the easement process previously it was decided that the new easement met our needs. Or, 2, once we receive feedback from the attorney's, we schedule a special meeting of the membership to take a vote on how to move forward. The Members present decided the course to take was to have the documents current easement, side letter and new easement) distributed to the Members and have a meeting scheduled to vote on the way forward with the revised Easement.

- Florence Hayes requested that the documents be emailed to the Membership; subsequent to the meeting, the documents were distributed via email, with a note indicating a meeting will be tentatively scheduled in late October.

- **Elections**

- Janet Doremus presented the Slate of Candidates for 2016
 - Janet Doremus – Secretary
 - Nancy Ambrusio – Trustee
 - Scott Jeffery – Trustee
- Since there were no additional candidates, she asked for a motion to accept the slate. Chick Krug made a motion to accept the slate; Anita Sands seconded the motion; the Members presented voted to accept the slate.
- Dan McGrath reminded the Members present that the EC is always looking for participation (on the EC as well as committees) and if anyone has an interest to contact one of the EC Members.

- **Old Business**

- Chadwick Property Line
 - Dan McGrath reported that the discussion on this topic is still on-going. There are 3 different surveys from 3 separate surveyors, with varying property lines in consideration. We have spoken with Toms River, the homeowner and the homeowner's attorney. We have agreed with the homeowner that the best path forward is for the 3 survey companies to agree on the appropriate line. Once this has been determined, we will take whatever steps are necessary to protect Silver Beach.

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

- **New Business**

- Paige Li asked if the EC had ever considered banning smoking on the beach, like Chadwick has. Dan McGrath replied that it had been discussed, but since there were no complaints, the matter was dropped. Paige then made a motion to ban smoking on the beach; Bob Salomon seconded the motion; the vote was a 14-14 tie. Therefore, the motion did not carry. It was suggested that a note be sent to Members asking that they be considerate of their neighbors and go to the top of the beach if they chose to smoke.
- Bill Bosland questioned what is being done with regard to a replacement Badge House. Dan McGrath responded that thus far we have learned what we can and cannot do without a permit. Legally we can replace the Badge House with a similar footprint (no larger) on the original location. However, since this might be on the dune line, we are waiting to see the final plans for the ACE project before proceeding. At that time, we hope to form a committee with representation from the entire Silver Beach community to develop a plan and cost estimate. The informal discussions we have had with the DEP indicate it is highly unlikely we will be permitted to build a permanent structure east of the new dune. We hope to appoint this committee in the Spring, assuming the ACE project has progressed at that time. Kevin Seiler and Faust Campobianco have volunteered to participate.
- Mike Renzo-Posen asked if the Badge House was insured; it was not insured and was self-insured through reserve allocations.
- Dan McGrath mentioned that Toms River has indicated that all streets in Silver Beach are scheduled to be repaved once all the infrastructure work and Rt. 35 work is complete. TR indicated timing of paving as being late 2016 or early 2017.
- Janet Doremus mentioned that the Rt. 35 work has started up again and is expected to be complete by Thanksgiving. She also mentioned that the work to restore the Matthis Bridge (Rt. 37 E) will begin this fall; there will be one lane of traffic in and out on the Tunney Bridge (Rt. 37 W) while the work is going on. There will be a switch over before and after the bridge to bring eastbound traffic to/from the bridge and Jersey rollers separating the traffic on the bridge. This is expected to be a 3 year project, with all work done in the off-season.
- Joe Kennedy asked if a bike lane would be part of the final Rt. 35 design; it is our understanding that these lanes will be drawn when the final paving is done this Fall.

2015 Fall Silver Beach Membership Meeting

Draft

Saturday, September 12, 2015

- Jack Hines suggested that the no-parking signs be placed on the property lines, where possible, to maximize the space available to park on individual properties; Dan McGrath indicated he has requested Toms River do just that.
 - Kathy Van Horn suggested that a “no outlet” sign be placed at the foot of Silver Beach Rd. and Rt. 35 N, similar to the sign on Surf Rd. She stated that many people do not realize this is not a through street and then must make a u-turn on these very narrow streets. Dan McGrath will request of the town when he speaks with them in the coming weeks.
 - Faust Campobianco asked if bike racks could be added to the top of each beach street, as the bikes are now being thrown all over making it difficult to get vehicles out of driveways at the top of the blocks. Dan replied that purchasing additional bike racks is in the 2016 budget that was just approved.
 - Joe Kennedy asked if Silver Beach has a night patrol like Chadwick does; Dan replied that we have not had a night patrol since Sandy; this was done to reduce costs after the storm.
- **Close of Meeting**
 - Ceil Weisbecker made a motion to close the meeting; Joe Kennedy seconded and the Members present voted to close the meeting.