



SKIPPERS' COVE BEACH CLUB, INC.

PO Box 667, 5 Bluebeard Drive, Waretown, NJ 08758

General Membership Meeting Minutes

Saturday, June 17th, 2023

- Call to Order – 11:02
- Pledge of Allegiance
- Moment of Silence – Al and Linda Beveridge's son, Bonnie Cullen's father and Wael Dada's father.
- Establish Quorum – No Quorum
- Rules of Order for General Meetings
 - o No video or audio recording permitted
- Minutes from the April 8th, 2023 General Meeting were posted prior to this meeting on the SCBC official website (www.skipperscovebeach.club) and additional hard copies were available in back of room.
- Committee Reports:
 - o **TREASURER'S REPORT** – Maria Geronimo
 - Treasurers Report, Profit and Loss and Balance Report copies were provided in the back of room.
 - Taxes and bills are paid and up to date. Deposits have been recorded in Quickbooks.
 - 3rd Q Clubhouse and Marina property taxes will be paid in August.
 - 2022 Income Tax was filed on time.
 - All requested reports were submitted to the Audit Committee.
 - Liquor and Food Handling Licenses were both renewed for the year.
 - All Annual Dues Payments have been deposited.
 - o **MEMBERSHIP REPORT** – Mike Wesolowski (Carol for Mike)
 - All members have paid their 2023 dues.
 - o **EVENTS AND ACTIVITIES** – Mike O'Neil
 - Wii Bowling/Game Night was great fun. Thanks to Peg Hendricks and Mike Wesolowski for running the event. There were 3 consoles at the event which increased participation.
 - The Kentucky Derby Party held on May 6th was a great success. Thanks to Pat Pelletier and team for chairing this event. 55 people attended and the event was under budget.
 - The Memorial Day weekend's weather was perfect for Founders Day Fireworks (@140 attendees on the beach), the Memorial Day Service (@65 in attendance) and Memorial Day BBQ (@70 in attendance).
 - The Cornhole Tournament is June 24th. Deadline to sign up is today, June 17th.

- Wii Bowling was changed from June 16th to July 14th.
- Bocce Award Dinner was changed from October 7th to September 23rd.
- Upcoming events are the July 4th BBQ on Sunday July 2nd and the Boat Parade/Potluck Dinner on July 22nd.
- Thank you to all the volunteers who help set up and clean up. Keep up the good work!!

o **GROUNDS** – Maria Barrows (Carol for Maria)

- 40 tons of sand from Leeds for the beach was delivered and spread. Thanks to Wael Dada for spreading the bulk of the sand with his front loader and thanks to the volunteers who came out with rakes and brooms to complete the fine touches to the disbursement of the sand.
- Thank you to all who helped with the Beach Clean Up. A special thanks to Al and Carol for power washing the high tops and Jim and Joe Bercaw and Mark Mastorelli for sanding and painting the rusted posts on the beach side.
- Thank you, Al G for sanding and painting the Entrance Events Board.
- Thank you, Al G for repairing the lights at the Entrance.
- Thanks to the Garden Club (under guidance of Stephanie Gebhardt) for planting, mulching and water maintenance of all the gardens in the Cove.
- The picnic tables are in bad shape and cannot be repaired. We do not have replacement monies in this year's budget. Since we have had members who have previously donated 3 polywood benches in memory of a family member, we are thinking that perhaps there may be residents who would be interested in donating the funds for the purchase of a replacement polywood picnic table. Please let Carol know if anyone is interested in being a patron and donating a picnic table in honor of a loved one. A memorial plaque would be placed on the table. We are looking at 56" octagonal polywood tables that are easy to get in and out of at a cost of about \$1,700.
- White stone will be added by the fence.
- The West Wall will be renovated in the fall.
- Bar stools are in disrepair. Any donations will be accepted toward replacing them.

o **HOUSE** – Sal Eppolito

- There have been 9 Rentals in 2023 with 8 scheduled going forward.
- Roof has started to leak again and the roofer has been notified.
- Clubhouse is in great shape.

o **MARINA** – Bob Eid (Carol for Bob)

- All slips for 2023 have been rented.
- All insurance forms have been received.
- There was a problem with the dock that runs along the Kutner property. Big thanks to Al G, Bob Eid and Wayne Herring for repairing the dock.

o **BAR** – Al Giancola

- Bar is doing well. Stocked and ready for upcoming rentals and club events.

- The Annual Cornhole Tournament is June 24th. There are 2 distributors sponsoring the event. A Cornhole Board Set, Umbrellas and Chairs will be raffled to those who enter. Plaques and medals were ordered for 1st and 2nd place. We will charge for hotdogs at the event. Bar will be open.
- o **FELLOWSHIP** – Linda Beveridge (Carol for Linda) & Lisa Frantellizzi
 - Sympathy Cards were sent to:
 - Al and Linda Beveridge, Bonnie Cullen and Wael Dada.
 - Get Well/Thinking of you Cards were sent to:
 - Al and Linda Beveridge, Glen Hartkopf, Sally Bercaw, Alice Lesniak and Lisa Frantellizzi.
 - Welcome Bag was delivered to 27 Long John Silver.
- o **SKIPPERETTES' REPORT** – Pat Cicienia
 - A Popcorn and Movie event will be held June 27th and will feature Father of the Bride.
 - A Master Gardener from Rutgers spoke at the May meeting.
 - The Skipperettes' Card & Game Party on May 18th was a huge success.
 - An outing at the Alpaca Farm was held on May 23rd.
 - Our annual picnic luncheon was held on June 13th.
 - A pizza lunch will be held July 11th at Noon to decorate mason jars and fill with candy to give to Interfaith seniors and homebound clients.
 - NJ author Linda Rawlings will speak and do a reading on August 8th.
 - There will be a 'Summer Evening on the Bay' event on August 11th with the Men's Club and Beachcombers.
- o **MEN'S CLUB REPORT** – Scott Hartkopf
 - There are currently 46 paid members.
 - Upcoming events:
 - Joint 'Summer Evening on the Bay' event August 11th with the Skipperettes and Beachcombers.
 - Annual Dinner is August 9th.
 - Blue Claws game is August 17th. A mailchimp will be sent to gauge interest.
 - September Golf Outing plans are underway.
- o **BEACHCOMBERS** – Tony Repice (absent)
 - No Report
- **Old Business:**
 - o None
- **New Business:**
 - o 2022 Audit Results (Carol for Mary Mirabello)
 - The 2022 Audit Committee members were Mary Mirabello (Chair), Donna DiLorenzo and Jeanne Potter. Random samples of Receipts and Disbursements were reviewed. The Balance Sheet, Income Statement and Cash flow were excluded from the review.
 - Testing consisted of randomly selected deposits/receipts listed on the bank statements. The deposit information was matched to the supporting documentation and traced back to the bank statements. Randomly selected withdrawals and disbursements were traced to determine that they were approved and had supported payable documentation.

- The findings consisted of instances where the President submitted the invoice, approved the invoice and issued a check. To strengthen internal controls, there should be a separation of duties to ensure there are checks and balances. Maria Geronimo clarified that there were occasions where a bill needed to be paid right away while she was in Florida so Carol would pay it but everything is recorded in Quickbooks. There has never been a check issued by Carol that was written by Carol and conversely, there has never been a check issued by Maria that was written by Maria. Carol has always issued check payment to Maria and Maria has always issued check payment to Carol. The confusion is that there are a few instances where Maria has not physically signed the check request.
- o A mailchimp was sent to the community asking for volunteers for the Nominating Committee and the 2024 BOD Positions (Treasurer, House, Bar, Grounds, Marina). According to the Bylaws, the BOD selects 2 Nominating Committee members. Peg Hendricks as chair and Mary Mirabello were selected by the BOD. Carol asked for volunteers for the Nominating Committee and Bill Young and Ann Cafaro stepped up. Another mailchimp will be sent asking for 1 more volunteer.
- o Waretown Mayor Ken Baulderstone was invited to speak and shared the following Waretown News:
 - Ken recognized Christopher Ambrosio a Skippers' Cove resident who graduated from the Citadel this year. Congratulations to Christopher!
 - New Cannabis Medical Facility building (Alternate Treatment Center) operating under the name of BLOC, owned by a company called Justice, is now in the Shoprite Center on Route 9.
 - They are waiting for a Cannabis Regulatory license number in order to open.
 - The facility will be only licensed to sell Medical Marijuana.
 - Justice currently operates 14 other dispensaries in NJ.
 - A state issued cannabis card (\$20 and is good for 2 years) plus a prescription from a doctor are required to enter the building.
 - The dispensary is modern and there are cameras everywhere. The feed from the cameras go directly to the State and Waretown Police. The building has a drive through. Only cash or debit cards are accepted - no credit cards. There is a cash dispenser in the store. The facility is very secure. There will be approximately 30 – 50 employees at the facility.
 - Waretown has also obtained licenses from the State for a facility to grow and manufacture marijuana (which will be contained in a building possibly behind Cornerstone Apartments on Route 9). Gummies, drinks, oil, etc will be manufactured. The town will get 2 % of the revenue for growing and 2% for manufacturing (potentially 1 -2 million). The revenue will go directly to property tax cuts possibly in 2026. One company has a letter of approval from the DEP to grow and manufacturer. The Township has responsibility of approving and issuing licenses for the building that will be used.
 - Concerns were raised about the filtration systems not working and strong odors emitting in the area. Ken said that a vacant Walmart was used without proper filtration and scrubbing systems which caused the odor that was reported in news. He assured us that facility in Waretown will have the necessary/required scrubbing system that is excellent and will prevent odors.
 - Infrastructure concerns regarding water, utilities and traffic were raised. Ken said there are no negative water or utility impacts due to both being recycled. The traffic study conducted 3 years ago stated that State Standards for Route 9 impact is low. He does not foresee a traffic impact.

- Concern was raised about pop ups selling recreational marijuana and Ken stated that no unauthorized businesses will be allowed in Waretown.
- The 2020 Waretown census has just become available. Population in 2020 was 8,835. This is up from 8,332 in 2010. 49% of the population is over 55 years of age (median age is 54.3 vs 41.5 in county), 9.3% are Veterans and 3.1% are classified as foreign. The median income is \$91,930. Ken predicts the growth of Waretown will be gradual going forward. There is very little available land you can build on because most of it is wetlands.
- There will be a new pump station on Dock Avenue. Bids will be taken starting in late fall.
- The Treatment Plant on Seneca Blvd is old and the Township is looking into replacing it. A feasibility study predicted sea level to rise 4.5 feet which will put the Treatment Plant in a flood area. The plan is to build the new facility where it is currently located but raise it due to the flood concerns. The cost is estimated @ 7 million. The Township will apply for funding by NJ I-Bank and with the Federal Infrastructure Bill with loan forgiveness.
- A new rail trail was built between Royal Oaks and Rail Ave.
- New playground equipment was installed and grass was planted at the Corliss Park Lake and Recreation area.
- 6 new pickle ball courts will be installed at Corliss Park Lake where the existing basketball courts are located. This will be funded by a partial grant.
- The Sands Point Pickleball Courts will be resurfaced.
- The DEP stopped the construction of a Contractor's Facility by the Dollar General on Route 9. The DEP is issuing a new letter of interpretation for wetlands which will impact this construction.
- Town Center plans include housing on Volunteer Way west of Shoprite. Looking into Assisted Living facilities consisting of a cluster of 90 small cottages with a menu of services offered. Before this can be approved, there needs to be a tree frog survey, a bat mist netting survey and another snake study along with a habitat evaluation. These studies could take 2 plus years.
- New Businesses include Shore Casual Outdoor Furniture on Rt 9, a new restaurant in place of the Brunch Spot on Seneca and Rt 9, Joe's Bagels and Grill in the Town Center and DADA's 2nd hand Jewelry Store (in the Ocean First Bank in the Shoprite Center). Zano's is building a pizzeria. Salad Works is looking to occupy the storefront that is currently where the GNC was located. There is a strong probability that a Starbucks will come to Waretown. The owners of the commercial buildings across from Shoprite are looking for fiscally sound businesses with a 10-year lease. Ken believes a clinic or medical facility is a possibility for that location.
- There were talks about putting in a full-service gas station on the Thirsty Mallard property but that doesn't look likely. The owners want \$10,000 a month for rent for the property which is outlandish. Ken doesn't see any movement on that property.
- A question was raised about Hornblower Drive being required to have double yellow line. Ken said it does not legally have to be lined.
- SCBC was approached a year ago by Real Estate company asking to permit a pipeline to come through the SCBC property for the Wind project. Oersted has pulled back on moving forward due to the concern for the whales and marine life.
- There will be a Town Hall Meeting in the Holiday Inn in Manahawkin about 2 new wind farms on July 21st 5-7.

- A concern was voiced regarding the playground equipment at Corliss Park Lake not being safe for younger children. Ken said that Faust Park has playground equipment suitable for younger kids.
- The state has been funding boardwalks and sand replenishment along the Jersey Shore under NJ Tourism. Ken is working with representatives from the State to fund dredging our lagoons to also be included in State funding.
- The Gas Company will resurface all the roads in Skippers' Cove once they have finished replacing gas lines.
- The bulkhead at end of Hornblower is in bad shape. The Township Engineer inspected it and agreed it needs to be replaced. A meeting will be held Tuesday June 20th to approve a 1.5 million bond which will go toward this project. It will then go out to bid.
- A Flag drop box has been installed at the Waretown First Aid Squad across from CVS. There is also one located in the Waretown Library.

- **Open Discussion:**

- o None

- **Adjourn**

- o 12:35 - Motion to Adjourn by Mike O'Neil and seconded by Roger Ackermann.