



SKIPPERS' COVE BEACH CLUB, INC.

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

General Membership Meeting Minutes

Saturday, June 28, 2025

- Call to Order – 11:06 AM
- Pledge of Allegiance
- Moment of Silence – Robert Mirabello (4/30), Jacob Novaro (5/28), Andy Hartnett, Shaun Feehan (6/27).
- Establish Quorum – Yes (44 Households)
- Rules of Order for General Meetings
 - No video or audio recording permitted.
- Minutes from the April 19st 2025 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:
 - **TREASURER'S REPORT** – Mary Pat Leonard
 - Finances are good.
 - Taxes are paid.
 - Tax Return has been filed.
 - **MEMBERSHIP REPORT** – Diane Amodio
 - All Membership dues were collected by March 13, 2025.
 - New letter of good standing issued for 12 One Eye Way.
 - **EVENTS AND ACTIVITIES** – Kathy Guerra
 - Memorial Day Picnic was a great event with 87 attendees.
 - Bocce League started on June 16th.
 - SCBC Apparel Sales July 1st – August 4th
 - Upcoming Events:
 - July 4th Picnic – July 5th
 - Mahjong / Games – July 11th, 18th and 25th.
 - Cornhole Tournament – July 19th
 - Hawaiian Theme Night – August 2nd
 - Men's Club Comedy Night – August 16th
 - Labor Day Picnic – August 31st
 - Fishing Tournament – September 13th

- o **GROUNDS** – Maria Barrows
 - The Beach is open! Water testing is being done weekly. The water temperature is currently 77.2 degrees, and the bacteria level is extremely low.
 - Thank you to Jim Bercaw and the team for adding the ropes and buoy's to the swim area.
 - Thank you to Carol Stone for painting our entrance signs.
 - We will be updating the string lights on the entrance signs.
 - A special thank you to the Garden Gals (Stephanie Gebhardt, Pat Pelletier, Sandy O'Neil, Sue Marinaro, Eileen Sheffield, Carol Eid, Colleen Mastorelli and Maria Geronimo) for purchasing, mulching, feeding and watering the garden areas throughout the cove. Everything looks outstanding!
 - Memorial Bench: Placement of one memorial bench facing the bay (secured with helical). Motion by Carol Stone, seconded by Al Giancola – Approved.
 - Two additional memorial benches may be placed under the Clubhouse windows facing the bay.

- o **HOUSE** – Mark Mastorelli
 - The bathroom light has been fixed.
 - Rentals are good. There are 5 upcoming rentals.
 - The broken window will be replaced soon.
 - Dishwasher/Sanitizer instructions are available. Please contact Marian Repice if needed.

- o **MARINA** – Christine Herring
 - Piling repair by K&G is still pending.
 - 22 Vessel Safety Inspection were performed by Randy Reitz from the Coast Guard Auxiliary in June.

- o **BAR** – Al Giancola
 - The bar is doing well.
 - Oyster Creek Brewing supplied samples for the Memorial Day Picnic. We are now offering HALFlife Hefeweizen (Pineapple & Coconut) on tap.

- o **FELLOWSHIP** – Eileen Sheffield/Linda Beveridge (Presented by Monique Adams)
 - Sympathy Cards were sent to: Mary Mirabello, Tracey Mastroly and Kevin Hartnett.
 - Get Well/Thinking of You Cards were sent to: Diane Amodio, Donna Fontana, Ingrid Kubiak, Judy Mastropaolo, Kathleen Strangfeld, Lois Beihl and Tony Repice.
 - Welcome Bags: 11 Bluebeard Way and 35 Hornblower Drive.
 - If anyone knows of a resident that needs a card, whether for an illness, death, new baby or just because they need a lift, please let Eileen Sheffield, Linda Beveridge or any board member know so a card can be sent.

- o **SKIPPERETTES' REPORT** – Pat Cicienia
 - Silver Tea Lunch – September 9th.

- \$500 Scholarships were awarded to Nicholas Bascik (Skipperettes' Scholarship) and Francis Himmelreich III (Skipperettes' Memorial Scholarship). Thank you for your hard work and dedication to your education. We wish you all the best in your future endeavors.
 - o **MEN'S CLUB REPORT** – Scott Hartkopf (Presented by Mike Weslowski)
 - Adult Comedy Night August 16th – Tickets will be required. Please contact Bruce Yatauro.
 - o **BEACHCOMBERS** – Tony Repice
 - A \$100 donation was made to the Forked River Elks fundraiser for the 1st Responders Benefit.
 - o **Old Business**
 - None
 - o **New Business**
 - Selection of Nominating Committee for open 2026 BOD positions – The President Mike O'Neil is allowed two selections - Peg Hendricks and Mary Mirabello. Volunteers for the remaining three positions: Pat Eppolito, Stephanie Gebhardt and Carol Stone. Motion by Roger Ackermann and seconded by Alice Hall-Gonsowski – Approved.
 - Open BOD Positions: Bar, Grounds, House, Marina and Treasurer. Members in good standing are eligible to nominate themselves or someone else. More details to follow in August 2025 by email.
- **Open Discussion:**
 - o Short Term Rentals (Airbnb/VRBO): There are some concerns from residents about the safety and security of our community. Issues include noise issues, garbage disposal and access to the beach. Our HOA does not restrict homeowners from short- or long-term rentals. Suggestions were 1. Change the 10pm town noise ordinance to 9pm. – This request did not seem necessary. 2. Requiring homeowners to notify the BOD with renters contact information and emergency contact numbers. - There are concerns with privacy laws and Airbnb ([Community Disturbance Policy - Airbnb Help Center](#)) and VRBO ([Stay Neighborly](#)) both offer a complaint form which can be submitted by a neighboring property or community to report an issue if the homeowner was not able to be contacted or may be unaware of an issue. Garbage disposal can be an issue due to the high winds and seagull issues. It was recommended that homeowners who rent should supply black garbage bags instead of white/clear. This will deter seagulls from ripping apart garbage bags that are visible. Ultimately, the homeowner is responsible and will be contacted to remedy any issues caused by their renters. We have requested that Bill Geronimo put together a committee and submit a report to the BOD for the August 7th meeting. The Motion was proposed by Marian Repice and seconded by Stephanie Gebhardt.
 - o Groin issue (A groin is a medium-sized artificial structure built perpendicular to the shoreline. It is built in a series that works together to catch sediments in the surf zone brought by longshore drift. Unlike the breakwater, which generates calm water basins, groins are not constructed to create harbors and do not provide shelter for fishing boats, yachts, and vessels. Groins are usually made from concrete, wood, or stone, and the spacing between them is determined according to local beach slopes and wave energy patterns). The

groin at the end of Hornblower is falling apart. Bill Geronimo has requested that the BOD review. We are unsure who would be responsible for resolving this issue (SCBC, Township of Ocean or the DEP). This may require hiring an engineer to determine if this can be repaired, removed or left as is. While we have K&G fixing a piling in the marina, we may ask them to review and give us a recommendation. More information to follow.

- o Electronic Bulletin Board – Roger Ackermann has researched this and the cost of a 3' x 6 1/2' sign with 4 lines would cost \$2800.00. We still need to address the cost to run electric and mounting. Motion to continue with the final cost estimate was proposed by Roger Ackermann and seconded by Russ Cherkos. More information to follow.

- **Adjourn**

- o 12:50pm - Motion to Adjourn by Stephanie Gebhardt and seconded by Pat Eppolito.