

WILDWOOD SHORES
PROPERTY OWNERS' ASSOCIATION

August 1, 1977

Dear Member:

The Annual Fall Meeting will be held at the Clubhouse on Saturday, September 3, 1977 at 10:00 a.m.

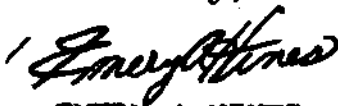
The agenda will consist of committee reports and elections .

The Nominating Committee presents the following slate for the Board of Governors:

For three (3) year term:

Mal Malanga
Rose Honchar
Al Wakefoose
Gene Bacquet

Sincerely,



EMERY A HINES
Secretary/Treasurer

EAH/amr

W.S.P.O.A. BOARD OF GOVERNORS' MEETING Friday, July 29, 1977 Clubhouse

The meeting was called to order at 8:42 p.m. by Pete Ruprecht, President.

Board Members present: P. Ruprecht, M. Malanga, E. Hines, S. Bentzen, H. Schefer, R. Honchar, A. Wakefoose, and E. Morstatt.

Board Members absent: R. Viola, M. Gulamerian, and G. Malanga.

The minutes of the previous Board meeting were read by the secretary and accepted as corrected on a motion by Mal Malanga seconded by Emery Hines.

Treasurers Report: Emery Hines - Our current bank balance is \$4817.43 (four thousand eight hundred seventeen and 43/100 dollars). The dues are still coming in nicely. Two members have made partial payments; VanderVeer has paid on developed lot and owes for additional undeveloped lot. Hobby, because of hardship, has paid half. Eleanor Morstatt stated that two people asked her if they could pay partial dues and she told them that the board had decided not to accept that. It was discussed that the Board had never made that decision. Pete Ruprecht suggested this subject come up under new business. Emery reported that on Wednesday evening the primary part of the audit was completed. A preliminary balance sheet for 1976 showed that out of almost \$28,000.00 (twenty-eight thousand dollars) income all but \$123.00 (one hundred twenty-three dollars) could be accounted for. Rose Honchar asked if the bonds are being paid and was informed that because of the extension, they are not due yet, but will be paid hopefully before due date when money is available. The loan is being paid and that is a different set-up from the promissory notes. Next month, Emery announced he may be leaving for one or two months and be in Hopatcong for only a few days out of these months. He will be able to continue functioning as treasurer and the audit will be complete before he leaves so that a report can be made at the Annual Meeting. Mal pointed out that Emery Hines and Walter Skorski have been putting in a lot of hard work on the audit. Stan Bentzen moved to accept the treasurers report. Mal Malanga seconded the motion and it passed unanimously. Rose Honahar inquired if the taxes will be paid on time and was informed that they would be.

Docks & Beaches Comm. Report: Al Wakefoose - The large dock at Pebble is completed except for some large nails that need to be driven in. Stan Bentzen donated the nails to complete the job. There is one job left - the bridge at the Pool to be started in two weeks, after Al returns from his vacation. The total cost for the large dock was 44 hours labor or \$132.00 (one hundred thirty-two dollars) and the total cost for all work done to date is 97 hours labor or \$291.00 (two hundred ninety-one dollars).

The raft at Sand Harbor had to be repaired again, a broken chain. It is fixed and out again.

One of the Daniels children ripped the shingles off the wooden platform at the pool. Al called Mr. Daniels who apologized and said it would not happen again. Mr. Daniels did not repair the damage.

The Shrubbery at Pebble needs to be trimmed and the old decking there is available for members if they want to take it for firewood.

Moorings Comm. Report: Al Wakefoose - The boat slips at Sand Harbor are full and there are six boats moored at Pebble, approx. 14 or 15 boats moored at W.W.S. docks total.

A Mr. Wagner on Lines Ave. has put his boat in at Sand Harbor. Al spoke with him and told him he must pay the mooring fee within two weeks or remove his boat from our dock. Mal Malanga also spoke with Mr. Wagner and attempted to explain that the deeds for Lines Ave. only mandate ingress and egress for Lake; docking privileges are not included and W. W. S. owns and upkeeps the docks and mooring slips. Mal suggested to Board that legal action be taken; therefore Al will contact Mr. Corbin, Association attorney, and instruct him to send a letter to Mr. Wagner in reference to the above problem, telling him he must pay or remove the boat.

A Mrs. Comeau on Lines Ave. also has a boat moored at Sand Harbor. She has said she will pay the \$80.00 (eighty dollar) mooring fee. Mr. Majewski has two boats moored at Pebble and he owes \$20.00 (twenty dollars) for one of them and the full fee of \$80.00 (eighty dollars) for the other. Mike Landolfa has a boat moored at Sand Harbor and owes \$20.00 (twenty dollars) in mooring fees. Al will call Mrs. Comeau and Mr. Majewski.

Al's letter explaining the \$3.00 per hour per family for labor to the membership has not been sent out. Al feels the job can be done with the current crew plus a couple of extra people. After some discussion, it was decided that the letter should be sent out as soon as possible. The statements in the letter referring about the amount to be deducted from dues was deleted.

Mal stated he has gotten about \$40.00 (forty dollars) in donations from Lines Ave. residents.

Ways & Means Comm. Report: Eleanor Morstatt - There will be no Rummage sale because there was no response from members to the appeal for items to be donated. The hoagie sale will take place eventually, however; possibly in the fall.

Badge Comm. Report: Eleanor Morstatt - Eleanor inquired as to the correct procedure in handing out badges to a member who pays on two or more developed or undeveloped lots. After some discussion it was determined that a member is entitled to two free member badges for each separate lot, developed or undeveloped, that he pays on. On a double lot incorporated into one tax lot, pays one dues payment and received two free member badges.

Roads Comm. Report: Mal Malanga - The town is scheduled to oil and stone our roads during the first or second week of August. Mal has been unable to reach Cal Bender to arrange a walkover of Bass Rock Road to determine cost of work to be done. Adrienne Ruprecht offered to attempt to speak with Mr. Bender and ask him to call Mal.

New Business: Partial Payment of Dues - Mal stated that although he is in favor of Emery Hines' feelings regarding hardship cases, he is afraid of setting a precedent. He suggested that approval of the entire Board be gotten before any partial payment be accepted. Emery explained that in the two cases previously discussed, that would have required a special meeting of the Board. Mal moved that we do not accept any partial payments, with the explanation to inquiring members that the Board of Governors does not want to set a precedent. Rose Honchar seconded the motion. Discussion on motion: Emery Hines said that in his opinion no precedent will be set, because this is not a court of law, Board can establish

and set its own rules. There could be no precedent set because each case would be decided separately.

Eleanor Morstatt stated there were two widows in the past who requested permission to make partial payment from the Board at that time and were refused.

Stan Bentzen related that some time ago, a Mr. Petersen who was over 80 years old and had done a lot of work as a member of the Assoc. was told by the Board at that time that he did not have to ever pay dues again.

Pete Ruprecht pointed that one case previously discussed was not actually a partial payment. The member paid the full amount of dues on his developed lot; and did not pay for his undeveloped lot. There is a case of a member who pays annually for his developed lot and receives badges but has not paid for years on his undeveloped lot and has a lien on that property.

It was suggested that if the motion passes, the Board could decide any hardship cases that come up for partial payment.

The vote on the motion showed the affirmative votes of: Malanga, Bentzen, Schefer, Honchar, Wakefoose and Morstatt and the dissenting vote of Hines.

Mal Malanga was excused at 10:00 p.m. because he had company waiting for him at home.

Clubhouse Comm. Report: Rose Honchar - There was no response to her request for volunteers to open the Clubhouse. Rose has been down a couple of nights and the turnout of children has been minimal.

Construction Comm. Report: Stan Bentzen - There are currently no plans being considered for approval by the constr. comm.

Membership Comm. Report: Hank Schefer - Hank has visited and given a membership application to the Nixons at 28 Bay View Rd. Mr. Roger Wolff on Bonaparte Pt. has not paid his dues and probably won't. Hank is going to call Jim Brown to get the name of the new owner of Jim's house.

Property Inspection: Emery Hines has looked through all the records and files he has and has been unable to find the survey done on Bonaparte Point Beach. Mes Gulamerian needs information on survey for sale of land. Emery is going to call John Krauth to see if John has the survey and if not if he knows where it might be. Adrienne is going to check the tax map at Borough Hall to try and get the Block and Lot numbers of the property.

New Business cont'd: Emery Hines expressed a need for a calculator. Pete Ruprecht suggested any motion include a \$50.00 (fifty dollar) limit for the purchase. Motion was made by Eleanor Morstatt that Emery Hines be permitted to purchase a calculator with tape for the use of Wildwood Shores Sec./Treas. in an amount not to exceed \$50.00 (fifty dollars). ~~MXXXXXX~~ Motion was seconded by Al Wakefoose and passed unanimously.

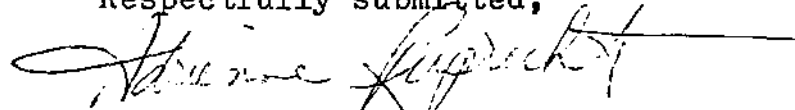
Old Business: Pete Ruprecht mentioned he knows two college men who would be willing to work on the bridge at the Pool for \$3.00 (three dollars) per hour each. After some discussion it was decided that because they are experienced in wood working and could put in regular

hours they should be hired if Al so chooses in conjunction with Al sending out his letter to the membership on this subject. It was felt that because Al announced at the Spring Meeting the plan for paying \$3.00 (three dollars) per hour per family, and Pete's last letter to the Membership stated that if no members stepped forward that outside labor would be hired, that the Board had the responsibility to get the work done, and hiring these two men was appropriate along with mailing Al's letter.

The subject of filling the vacancy on the Board was discussed. Pete mentioned that Jim's term was up in September and that since only one month was involved that the seat could conceivably remain open to be filled during the regular election. Rose Honchar stated she had asked Gene Bacquet if he would like to finish Jim's term and Gene indicated to her that he would. The Board voted unanimously for Gene Bacquet to replace Jim Brown on the B. O. G. on a motion made by Emery Hines; seconded by Al Wakefoose.

There being no further business, the meeting was adjourned at 10:20 p.m. on a motion by Stan Bentzen; seconded by Rose Honchar.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Adrienne Ruprecht", written over a horizontal line.

ADRIENNE RUPRECHT
Recording Secretary