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The Annual Meeting of W.S.P.O.A. was called to order at 10:20 A.M., on June 29th, 1963 at the Clubhouse by Mr. Honchar, the President.

Present were 16 Association members and seven Board members.

SECRETARY'S REPORT

Mr. Heidorn moved, seconded by Mr. Darcy, that the Secretary's Report of the meeting of September 1st, 1962, be accepted as read and placed on file. (Motion carried).

TREASURER'S REPORT

Mr. Darcy moved, seconded by Mr. Heidorn, that the Treasurer's Report be accepted as read and placed on file. (Motion carried).

COMMITTEE REPORTS

Membership

Mr. Honchar, in the absence of Mr. Schaub, Membership Chairman, reported the following transfers of real estate.

Di Guilio property to Dr. and Mrs. Roca
Hazmuka property to Dr. & Mrs. Brancane
Crise property to Mr. & Mrs. Myers
Pelletier property (small house) to Mr. Wood

Roads

Mr. Sayre reported that necessary repairs, because of the severe winter weather, had been started. A good portion has been completed and would appreciate it if any member, aware of any area needing repairs, would report this to him so that it can be taken care of while the road men are working here.

Entertainment

Mr. Malanga reported that a very successful party had been held at the end of the 1962 season, and that his Committee plans to have two parties this year, one in July and the other in August. These are to be for adults only. (Children to have their own affairs).

Clubhouse

Mr. Malanga reported that the Clubhouse is now ready for use, and stressed the fact that he would like to see it closed in this year. Interior will be painted and that the equipment is now ready for entertaining.

Docks and Beaches

Mr. Fox reported that much work had been done on the docks. Damage to the moorings at Sand Harbor had been repaired and that sand had been delivered.

Pebble Beach moorings have been repaired, sand added and a new dock has been installed. Five boats are now using it.

The walls, steps and fireplace at the Pool have been repaired.

Home Construction

Mr. Davidson reported that there has been only one set of plans submitted to the Association. Mr. Haueis' plans have been okayed.

Space Assignment

Mr. Honchar reported for Mr. Franchino who was unable to attend the meeting, that all available docking facilities are in use.

Legal Committee

Mr. Heidorn's written report attached to and made a part of the minutes.

New Business

Mr. Coughlin remarked about the cables at Pebble Beach. Mr. Honchar replied that Terwilliger has been requested to make repairs and to enlarge the areas between the boats. This problem has come about because of the increase in size of boats. Mr. Davidson reported saturation point of docking facilities has been reached at Pebble Beach. Swimming has been decreased. Mr. Honchar stated that new docking areas are in the process of discussion by the Board.

Mr. Blumberg stated that Pebble Beach is not suitable for "small fry" swimming. He cited an instance where a youngster was almost pulled into a motor and also the gasoline problem is not conducive to pleasant swimming. He would like to see an arrangement made whereby boats be docked exclusively in one area. He suggested that when the lake is lowered, perhaps new docking areas can be arranged.

Mr. Kelly referred to car parked at Pebble Beach. Arrangements are being made to remove the car.

Dog Situation

Mr. Honchar stressed the need to keep all dogs tied. Any complaint referring to dogs should be submitted to the Board in writing. The Board will then notify the Borough of the situation.

Mr. Hartman remarked about the deer eating his roses.

Mr. Honchar requested volunteers to help put beaches, boating and bathing areas in shape. Sunday July 7th at 10:30 A.M. has been set aside for this "Clean-Up" time.

Mr. Honchar announced that there is paint available for painting the docks and requested the Dockmasters to round up a crew to help with this work.

As there was no further business to come before the meeting, Mr. Honchar asked for a motion to adjourn.

Mr. Fox moved, seconded by Mr. Darcy, that the meeting be adjourned. (Motion carried).

Meeting adjourned at 11:10 A.M.

Respectfully submitted,
L. M. Mc Garry, Secretary

WILDWOOD SHORES PROPERTY OWNERS' ASSOCIATION

REPORT OF LEGAL COMMITTEE 1962/63

June 29, 1963.

The Legal Committee was ever watchful throughout the period September, 1962 till now, to guide the Board of Governors and try to prevent adoption of any procedure or decision which might cause embarrassment, pecuniary loss or violation of the Association's Bylaws or Deed covenants. Following are a few of the matters handled:

1. COMMUNICATIONS: Assistance was given the Board in preparing letters of a legal nature, such as the one sent to the owner of the property on Maxim Drive, Wildwood Shores, whose rental tenant began making the premises look like a Used Car lot. Missions accomplished.
2. CORPORATE SEAL: The Association being incorporated under laws of New Jersey, a Corporate Seal was recommended and is now on hand for use whenever legal documents have to be executed, practically all of which require affixation of the Corporate Seal; and now this no longer has to be improvised.
3. WINTER BOAT STORAGE LIABILITY: A release of liability document was prepared for adoption by the Board to be executed by members and/or non-members of the Association who for a fee to augment the Association's income, are privileged to store their boats for the winter in the Association's otherwise winter unused Clubhouse, subject to exclusion of gasoline, outboard motors and all other mobile equipment.
4. TAXABILITY OF ASSOCIATION'S DUES INCOME: In my report of August 31, 1962, I referred to the preparation of a new appeal to the Internal Revenue Service, to free this Association of the federal excise tax on members' dues. Subsequently, we prepared a voluminous Exemption Application, which finally was executed after consultations with our attorney in Newton and a Netcong Accountant, and submitted to the IRS in Newark. Our attorney advised us not to become impatient; that a decision would be handed down eventually, and he continues to believe that it may be favorable for us. We did not receive a response from the IRS until their letter of April 9, 1963, making no commitment, merely stating that our Application had been forwarded to Washington for review and decision. Our attorney thinks this is a hopeful sign. He has been waiting even longer than we for decision from Washington in connection with an Application he filed on behalf of the Forest Lakes Association. Not being sure of the final decision, I had no alternative but to advise the Board of Governors to continue charging the members the extra percentage on the dues representing the federal tax. Perhaps by the time of our Annual Meeting in the fall, the decision may have been received and the dues for 1964 adjusted accordingly.
5. PERSONAL PROPERTY TAX: A new law has been enacted in Trenton, requiring business firms and Associations to file an Informational Return of Tangible Personal Property. It has been developed that the Wildwood Shores Association, per advice of Mr. John Knox, our attorney in Newton, and the Assessor's office in Hopatcong Borough Hall, may not exempt itself from filing such return. Failure to do so would result in a fine. We have prepared and executed the Return today. No real estate properties owned by the Association are involved and tangible personal property is so negligible that it is very doubtful our report ever will eventuate in any new tax charge.
6. DELINQUENT DUES: Of the 17 delinquent dues-paying members whose arrearages were recorded as liens via a Statement of Indebtedness prepared by our Newton counsel last year and filed in the County Clerk's Office, 8 members have satisfied their debts completely, plus subsequent years' dues (1962 and 1963); one other has made a token payment; which leaves 8 others still to be heard from. In all cases where no settlement has been reached, the property owners have been advised recently by another letter that their continuing unpaid dues beyond 1961 also represent a further lien, and in due course will be wrapped up into another Statement of Indebtedness, to be recorded in the Sussex County Clerk's Office, which will constitute still another hindrance for them some day to give a clear title to any possible new owner. Each time in the past when a member tried to sell his property, only to find the recorded lien against a clear title, he was advised by his own attorney that he must pay up. Again, in connection with the 17 liens placed, the Association has retrieved \$12,290.00 through 1963, leaving \$1722.00 still to be collected.

Respectfully submitted,

Henry J. Heidorn
Henry J. Heidorn,
Chairman, Legal Committee.

WILDWOOD SHORES PROPERTY OWNERS' ASSOCIATION

An Association Not for Profit, Incorporated Under New Jersey Laws

HOPATCONG, NEW JERSEY



WILLIAM HONCHAR PRESIDENT
2 WOOD ST. GARFIELD, N. J.
CARLETON DAVIDSON VICE-PRESIDENT
RIDGE RD., WILDWOOD SHORES
ALBERT KOEHLER SEC'Y-TREASURER
BAYVIEW RD., WILDWOOD SHORES
LOIS MCGARRY EXEC-SECRETARY
P.O. BOX 965, HOPATCONG, N. J.

BOARD OF GOVERNORS
STANLEY BENTZEN
DOMINICK FRANCINO
JOHN KRAUTH
GEORGE MALANGA
MAL MALANGA
RUSSELL SAYRE
CHARLES SCHAUB

STATEMENT June 29, 1963

GENERAL FUND		
Balance May 26, 1963		\$2168.57
INCOME		
Dues	\$1390.00	
Excise tax	258.00	
Moorings	200.00	
Release of liens	8.20	
Badges	126.25	
TOTAL INCOME		1982.45
DISBURSEMENTS		\$4151.02
Light & Power	17.06	
Administrative Expenses	5.80	
Docks & Beaches	630.00	
Supplies and Equipment	58.40	
TOTAL EXPENSES		711.26
Balance in Bank		\$3439.76

Respectfully submitted,

A. Koehler

A. Koehler, Treasurer
WILDWOOD SHORES PROPERTY OWNERS'
ASSOCIATION