

Mantoloking Shores

Winter Newsletter – January 2018

Official Publication of Mantoloking Shores Property Owners Association
PO Box 25, Mantoloking, NJ 08738
Website: www.mspoanj.com



Our community has formed a dedicated facebook group (unaffiliated with the board)
Facebook Group: [Mantoloking Shores Property Owners Association Group](#)

Dear Neighbor,

The Mantoloking Shores Property Owners Association extends a warm welcome to all new residents of our Community. The Association is very proud of our Community and pledges to diligently work to maintain it as one of the finest areas on the New Jersey Shore. Mantoloking Shores was a development planned in the 1950s by Albert Larrabee and Ramon LeCompton. In 1960, early homeowners started the MSPOA which was incorporated as a non-profit corporation. We hope you and all the families of MSPOA enjoy the Newsletter, fresh air, sunshine, water, and the relaxed lifestyle that is available not only in the summer, but throughout the year as well.

Since the Officers and Trustees Board could not find a replacement for Van Van Varick, who has been President for 20 years, an Executive Committee of the Board was formed to assume that position. Fortunately, Van is one of the five members from the Board who is on the Committee and will guide us to assume many of his responsibilities. The other members approved by the Board for the Committee are:

Louis Carlucci, Vice President
Tom Palma, Membership Secy

Vince Brennan, Secretary
Dominick Saccente, Trustee

The remaining members of the Board are Sheila Whiting, Tony Polcari, Maria Ferguson are Trustees and Jean O'Connell, our Treasurer all perform a vital and important roles. Special thanks to Dominick Saccente for his role in producing the Mantoloking Shores Property Owners Directory; Jean O'Connell for her financial/accounting skills as Treasurer and the role she played in developing the signage for our streets that lend unity to our Community, and work with our landscaping; Tony Polcari for his accounting firm and the business review performed to ensure our books, records and appropriate controls are being adhered to; Sheila Whiting for her experience in beach organizations and

knowledge of Brick Township. These are the people who put forth significant personal time and effort on behalf of our Membership.

Since we are short one member Tom Kelly, who resigned due to personal issues and time constraints, **we would look favorably upon any homeowner who would have an interest in joining the Board.** New homeowners with creative ideas and perspectives regarding our Community could provide us with their leadership, skills and ideas needed to maintain our Community as one of the finest areas on the New Jersey Shore.

What does the Association do with your dues? It pays for the upkeep of common property:

- The flagpole and center island between 35N & 35S
- The lagoon ends including plantings, maintenance and irrigation
- The cleanup of storm drains on the streets
- The property along 35S from Bay Lane to Tide Pond Road

All of the above services help to preserve and increase the market value of homes in our Community.

The Association pays for the person who puts the garbage and recycling cans back after each collection. This service is provided to protect property owners from being seen as possible targets for people looking for homes that are not occupied.

The Association maintains liability insurance for common area properties owned by the Association. We also have insurance for members of the Board to protect them as volunteers and to protect the Association's treasury. We also try to protect the integrity of the Community by supporting the legitimate land uses with the Community.

The Association working with the Federation of Beach Associations, an umbrella organization of all homeowner associations on the barrier island in Brick Township, tries to obtain the services that we are entitled to as taxpayers of Brick.

Each year we hold an annual meeting of the MSPOA members to review initiatives undertaken during the past year; the Association's Balance Sheet, Profit and Loss Statement, and Budget analysis; discuss the latest issues affecting the Community and vote on Officers and Trustees proposed for the Board as well as other issues that may need Membership's approval.

In 2015, the Board spent a great deal of money landscaping the center island, lagoon ends and street entrances and exits as well as 35 South, Bay Lane to Tide Pond Road. This was in response to the devastation of Sandy that destroyed almost all of the common area plantings. Due to the unusually dry weather, we lost a significant number of plants. We learned that to preclude this going forward, we needed to provide for the lagoon ends and the planted areas along 35 South a permanent irrigation system. To accomplish this undertaking this past year, New Jersey American Water required us to install water meters at lagoon ends at a significant expense. We also installed drip irrigation systems that focus water on the base of each plant that minimizes evaporation and runoff. New stone and replacement plantings were also added. We anticipate upkeep of the lagoon ends, the center island and 35 South as well as pruning, replacing dead plants when needed, and water expenses were considered in the Board's decision to raise our annual dues to \$200 that was approved at our Annual Meeting on June 25, 2017.

Reminder: Brick Township has requested that each family put their house number and street name at the rear of their homes so that, in the event of an emergency, if a watercraft was dispatched to your residence they could locate your house. Maria Ferguson, a Board Member, found a website that offers these signs at a reasonable price.

Link:<https://wayfair.com/Old-Century-Forge-Lexy-Wall-3-Line-Arch-Address-Plaque-2935-WHP2627.html>.

Please email Vince Brennan, Chairperson of the Nominating Committee, if you might be interested in being a Board Member at vincentbrennan@optonline.net. We invite and need people who care about their Community and the investment they have made in their homes who can also add value to our Board and, more importantly, the future of Mantoloking Shores.

We are proud of the fact that our membership is now over 250 paid members. This achievement is due to the fine work and diligence of Tom Palma, Membership Secretary.

We wish to extend to all of our Membership a Health and Happy New Year.

*Vincent Brennan, Secretary - Executive Committee
and Officers and Trustees*

~~~TREASURER REPORT~~~

Our Association is committed to the beautification of our streets post Hurricane Sandy and continues to allocate resources toward that goal.

New water meters have been installed on lagoon ends to facilitate the irrigation of the new landscaping. All of the lagoon ends with plantings also had drip irrigation systems installed. This type of irrigation focuses water on the base of each plant which minimizes evaporation and runoff. New stone and replacement plantings were also added.

We anticipate upkeep of the lagoon ends and center island in 2018 to include pruning, replacing dead plantings and watering.

The increase in the annual dues to \$200 per family will be used to support these efforts.

*Respectfully submitted,
Jean O'Connell - Treasurer*

MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION
BUDGET vs ACTUAL 2017

	Budget	Actual	Over/Under
REVENUE			
Dues 240 Memberships	\$36,000	\$37,800	(\$1,800)
Interest - MBNA/Bank of America	\$25	\$10	\$15
Other Income - Annual Social	\$900		\$900
Directory Sales		\$20	(\$20)
TOTAL REVENUE	\$36,925	\$37,830	(\$905)
EXPENSES			
Insurance			
General Liability and Directors & Officers	\$6,200	\$6,101	\$99
Taxes			
Brick Township - Real Estate Taxes	\$125	\$114	\$11
NJ State Fees	\$25	\$28	(\$3)
Utilities			
Electric	\$75	\$92	(\$17)
Water	\$250	\$1,859	(\$1,609)
Maintenance, Repairs & Replacements			
Center Island & Lagoon Ends			
NJ American H2O Meters	\$28,518	\$28,518	\$0
Irrigation Systems Install	\$10,410	\$12,735	(\$2,325)
Landscaping Upkeep	\$5,000	\$12,298	(\$7,298)
Property Upkeep - Trash Cans & Misc	\$2,750	\$2,360	\$390
Decorations - Street & Center Is	\$250	\$131	\$119
Legal & Professional Fees			
Legal & Professional Fees	\$600	\$173	\$427
General & Administrative Expenses			
Recognitions	\$200	\$141	\$59
Post Office Box Rental	\$85	\$88	(\$3)
Donations-Barnegat Bay/Firehouse	\$200	\$300	(\$100)
Dues - FOBA	\$100	\$100	\$0
Internet/Website		\$117	(\$117)
Meeting Expense	\$250	\$212	\$38
Printing - Newsletter	\$550	\$244	\$306
Postage	\$320	\$317	\$3
Other Expenses			
Directory	\$3,417	\$3,417	\$0
Annual Social	\$900		\$900
TOTAL EXPENSES	\$60,225	\$69,345	(\$9,120)
INCREASE/DECREASE IN NET ASSETS	(\$23,300)	(\$31,515)	(\$6,534)
Net Assets at December 31, 2016		\$59,025	
Net Assets at December 31, 2017			\$27,510

Jean O'Connell, Treasurer

**MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION
PROFIT AND LOSS STATEMENT 01/01/2017 To 12/31/2017**

Ordinary Income/Expense

Income

Membership Dues 37,800.00

Total Income 37,800.00

Expense

Computer and Internet Expenses 117.00

Contribution 300.00

Dues and Subscriptions 100.00

NJ State Filing Fees 27.50

Insurance Expense 6,101.36

Landscaping and Grounds keeping

Center Island 29,922.88

Lagoon Ends 23,100.46

Route 35 528.43

Street Decorations 131.00

Total Landscaping and Grounds keeping 53,682.77

Legal Fees 143.00

Postage and Delivery

Dues 317.00

Printing and Reproduction

Annual Meeting 141.00

Directory 3,416.75

Dues Notices 244.08

Total Printing and Reproduction 3,801.83

Professional Fees 29.95

Rental Fees

P.O. Box Rental 88.00

Total Rental Fees 88.00

Repairs and Maintenance

Trash Cans & Storm Sewers 2,360.00

Total Repairs and Maintenance 2,360.00

Taxes - Property 113.82

Utilities

Electric 91.99

Water 1,858.83

Total Utilities 1,950.82

Total Expense 69,133.05

Net Ordinary Income -31,333.05

Other Income/Expense

Other Income

Interest Income 9.29

Revenue

Directory Sales 20.00

Donation 2.00

Total Revenue 22.00

Total Other Income 31.29

Other Expense

Annual Meeting Expense 212.48

Total Other Expense 212.48

Net Other Income -181.19

Net Income -31,514.24

Jean O'Connell, Treasurer

MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION
STATEMENT OF CONDITION
DECEMBER 31, 2017

ASSETS

Current Assets	
Checking/Savings	
Cash	
Bank of America Checking	655.82
Bank of America Savings	26,854.11
Total Cash	<u>27,509.93</u>
Total Checking/Savings	<u>27,509.93</u>
Total Current Assets	<u>27,509.93</u>

TOTAL ASSETS **27,509.93**

LIABILITIES & EQUITY

Equity	
Opening Balance Equity	86,032.28
Retained Earnings	-27,008.11
Net Income	<u>-31,514.24</u>
Total Equity	<u>27,509.93</u>

TOTAL LIABILITIES & EQUITY **27,509.93**

Jean O'Connell
Treasurer

GARBAGE & RECYCLING



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- **Garbage is picked up once a week on Monday unless it is a holiday; then it is picked up on Tuesday**
 - **Recycling is picked up on Tuesday (every other week) unless Monday or Tuesday is a holiday; then recycling will be picked up on Wednesday**
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As in the past, we have someone put the trash container and recycling receptacles back by the houses for those whose containers are still left out the day after the recycling has been picked up. This is done as a safety measure so that would-be burglars have less of a chance to figure out what properties are and are not occupied. We provide this service to everyone in the Community.

REMINDER....

The Town will NOT pick up leaves, branches or other discarded foliage if it is left at the curb in plastic bags. You MUST put them in approved paper bags.

You can call the Town's Public Works (732-451-4060) to see when they will be picking up this type of refuse and heavy metal items since they only do it twice a month. **Please** do not just leave it on the curb as it could stay there for several weeks.

CONSTRUCTION MATERIAL WILL NOT BE PICKED UP. If there is construction material in your trash container, the Town will not empty it. The garbage trucks are equipped with cameras; when the can is raised and before it is dumped into the truck, the driver can see what is in the can.

Recycling is important! The more we recycle the less we have to pay for trash disposal and the less our taxes will go up.

NOTE: RECYCLE - Ocean County's 24 Hour, seven day a week hot line for everything you wanted to know about the county's recycling program is available. Call 1-800-55-RECYCLE.

***** MSPOA OFFICERS & TRUSTEES *****

Officers:

President - Executive Committee:

Vincent Brennan
Louis Carlucci
Thomas Palma
Dominick J. Saccente
H.L. Van Varick

Louis Carlucci, Vice President.....	908-313-9917
325 Bay Lane	
Vincent Brennan, Secretary.....	732-475-6611
227 Ketch Road	
Jean O'Connell, Treasurer.....	908-432-6570
324 Cutter Lane	
Thomas Palma, Membership Secretary.....	908-303-4716
327 Cutter Lane	

Trustees:

Maria Ferguson.....	732-501-5274
200 Buccaneer Way	
Anthony Polcari.....	201-650-0616
321 Barkentine Lane	
Dominick J. Saccente.....	732-295-3183
303 Bay Lane	
H.L. Van Varick, Immediate Past President.....	732-899-7829
305 Dory Lane	
Sheila Whiting.....	732-701-6961
312 Cove Drive	

***YOU MAY CALL ANY OFFICER OR TRUSTEE IF YOU HAVE A QUESTION OR PROBLEM.
IF THEY DO NOT KNOW THE ANSWER, THEY WILL FIND SOMEONE WHO CAN HELP!***

SO
PROUD

**ARE YOU PROUD OF YOUR PROPERTY?
LET'S ALL TRY TO KEEP OUR PROPERTIES CLEAN,
SO IT IS A CREDIT TO YOU AND THE COMMUNITY!**

***** BRICK PHONE NUMBERS *****

CRITICAL EMERGENCIES

Police/Fire (Emergency).....	911
(Non-Emergency).....	732-262-1100
FIRE Pioneer Hose Co. (Non-Emergency).....	732-262-1100
FIRST AID Dover/Brick (Non-Emergency).....	732-793-1334
(The Fire Company and the First Aid Squad are volunteers who serve without pay for our benefit; please donate generously to their fund raising efforts)	
Brick General Information Update.....	732-262-1000
Brick Public Works.....	732-262-1000 (Extension 4)
Brick Office of the Mayor.....	732-262-1050
Complaint Numbers (for when talking to your neighbor has not resolved the situation)	
Marine State Police.....	732-899-5050
Noise - Brick Police.....	732-262-1100
Illegal construction (any substantial construction requires a Building Permit which must be prominently displayed at the front of the house)	
Brick Building Department.....	732-262-1027
NJ Department of Environment Protection for Illegal Bulkheading & Land Use Enforcement	
Illegal Dumping HOT LINE	877-927-6337

MANTOLOKING SHORES BEACH ASSOCIATION

BEACH PROPERTY

Eighty-six Mantoloking Shores Property Owners purchased a beach property in December of 2017. The MSBA has four (4) unsold memberships available for sale at \$30,000 each.

If you are interested in becoming a participant in the beach ownership, please contact H.L. Van Varick at:

hvanvarick@gmail.com

or

732-899-7829

The Beach Committee