

Mantoloking Shores

Winter Newsletter – January 2014



Official Publication of Mantoloking Shores Property Owners Association
PO Box 25, Mantoloking, NJ 08738
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PRESIDENT'S LETTER

Dear Homeowners,

Progress ~~~ some of us have been able to move ahead with getting our properties at The Shores restored, rebuilt or started construction. Others have either chosen not to move ahead or are stymied by the lack of funds to rebuild. Those, who have second homes in our Community, must depend on insurance funds or their personal assets. The Federal Government has refused to allow any of the grant money that is being distributed to go to second homeowners. Senator Menendez, at a press conference in Brick a few weeks ago, stated that he tried to get the Senate to consider a measure that would provide some relief for second homeowners but could not get the measure considered.

Sales in the Community reflect the fact that either people are afraid to come back to the shores or they don't have the funds to rebuild. Some recent sales appear to be at prices that are below land value. Our only hope is that these sales were not to speculators but to people who want to live in our Community.

Some of the issues that the owners, whose homes were determined to have sustained substantial damage, are facing: is it worth raising

a 40 plus year old house? If they want to knock an older house down, will they be able to build a new house on the lot without getting a variance since some of the older houses are on lots that are undersized by current zoning standards. Raising older houses is costly and after the house is raised the homeowners may need to meet current interior code standards for plumbing and electrical work. If you decide that you would rather build new than elevate an existing house, the Town will let you do it even if you are on a non-conforming lot as long as you stay within the same footprint as the original house, and you rebuild within one year of the demolition of the old house. Before you go in this direction though, please have your contractor go and speak with someone in the Building Department.

For those of us that have been able to get our homes back in shape so that we could occupy them, we must be patient with what is going to be a long building and renovation cycle that will take several years to complete.

For those who have not been able to get their property project started, please consider your neighbors even if no work is being done. Please clean up your property. The better the neighborhood looks, the more people will want to buy the houses that are for sale and with demand will come higher prices which will benefit us all.

The obstacle course, more commonly known as RT 35, is progressing well even though traffic patterns change daily. It is rumored that the work will be discontinued during the summer and resume in the fall, but there has been no official word on this yet.

A steel bulkhead (revetment program) is going to be installed along the beach in Mantoloking and Brick. This bulkhead, made of 40 foot lengths of steel, is to run 4 miles along the beach to protect the new RT 35 and will also protect Mantoloking and the Brick portion of the barrier island. This steel will eventually be covered by the dune replenishment project.

The project was to start in February but has been delayed. The project is going to be noisy due to the driving of these steel sheets by

the pile drivers. The work is being permitted to start at 5:00 AM and go until 8:00 PM. Since they are getting a late start on the project it may run into the summer ... if still ongoing this summer beach access will be restricted.

If both the road work and the revetment continue into the summer, it will not be a very good summer for anyone, but the contractors. I will let everyone know as soon as I get any official word on either project.

One of the last things that the Association was able to clean up was the area around the flagpole island. The north side had trees that were all dead, the area was full of debris and the stones were all washed away. The Association had previously asked for donations to help us restore the public areas and several people responded with generous contributions. The reconstruction of this area cost more than six thousand dollars and was funded by those donations. One homeowner donated ten thousand dollars to the rebuilding effort. The Board, and we're sure every dues paying member, is grateful for the generosity and commitment to our Community of these homeowners.

We have 311 homes in Mantoloking Shores, but only 230 homeowners paid dues last year. The list of paid members is part of this Newsletter. If a neighbor or friend is not listed, you might want to encourage them to pay their dues since they are reaping the benefits that those committed to the Association are footing the bill for by paying dues and making donations to improve and maintain our Community.

On another note ... It saddens me to inform you that on January 16th, Patrick Tuohy, a Trustee of the Association, passed away unexpectedly. Please see his obituary and other information about Patrick elsewhere in the Newsletter.

TRIBUTE TO PATRICK J. TUOHY

Patrick, a resident of Mantoloking Shores since 2006 died on January 16, 2014. In 2007 Patrick joined the Association's Board taking on the position of Financial/Membership Secretary.

Patrick, with an outgoing personality and an enthusiastic Board member, recruited several people to join the Board, and reorganized and updated the Association's data base of resident information. He traveled extensively for business, but was always available by phone to handle any Association issues that arose.

Patrick will be greatly missed on the Association's Board and in our Community and his absence will be felt by many for years to come.

The Officers and Trustees offer their deepest condolences and prayers for Patrick and his family.

Below is Patrick's Obituary ...

Patrick J. Tuohy, 57, of Basking Ridge, NJ died on Thursday, January 16, 2013. Patrick was raised in Brooklyn, NY and graduated from Xaverian High School, Bay Ridge, Brooklyn in 1975; Bernard Baruch College, NYC in 1979 and Columbia Business School, NYC in 2003. Upon his marriage to Susan Hoff, they moved to Basking Ridge, NJ.

Over the past 35 years, Patrick held various marketing positions in the financial services industry. As an avid sportsman, he enjoyed golf, paddle tennis, skiing, boating, waterskiing and summers at the Jersey Shore. He was a passionate fan of the NY Yankees and the NY Giants. Patrick enjoyed fine wine and living life to the fullest; and with his outgoing and engaging personality always had a kind word for everyone.

He was preceded in death by his father, Peter. He is survived by his wife of 22 years, Susan Hoff Tuohy; his daughter, Shannon; son, Patrick, Jr. (PJ); his mother, Theresa of Brooklyn, NY; his brothers, John, Peter, and Michael Tuohy; his sister, Eileen Ward, and numerous nieces and nephews.

A viewing will be held at St. James Catholic Chapel from 3-7 PM on Monday, January 20th. A funeral mass will be Tuesday, January 21st at 1PM at St. James Chapel in Basking Ridge, NJ.

In lieu of flowers, the family requests that donations be made to the Ridge Alumni Memorial Scholarship. Checks payable to 'Ridge AMS' with 'Patrick J. Tuohy Fund' in the memo and mailed with donation form to:

Ridge AMS - P.O. Box 69 - Basking Ridge, NJ 07920

Donation form website: <https://sites.google.com/site/ridgeams2/>

MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION
PROFIT AND LOSS STATEMENT
JANUARY THROUGH DECEMBER 2013

INCOME

Membership Dues	\$34,650.00
Interest	\$124.09
Donations	<u>\$11,590.00</u>
TOTAL INCOME	\$46,364.09

EXPENSE

Contribution	\$100.00
Dues & Subscriptions	\$100.00
Insurance	\$4,641.40
Landscaping	\$37,568.43
Legal	\$1,060.50
Meetings	\$310.00
Office Supplies	\$83.18
Professional Fee	\$50.00
Postage	\$225.32
Printing & Reproduction	\$260.46
Permits	\$30.00
P.O. Box Rental	\$78.00
Repairs & Maintenance	\$549.00
Property Taxes	\$87.16
Utilities	<u>(\$58.75)</u>
TOTAL EXPENSE	\$45,084.70
NET INCOME	\$1,279.39

MANTOLOKING SHORES PROPERTY OWNERS ASSOCIATION
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2013

ASSETS

CURRENT ASSETS

Cash - Bank of America Savings	\$32,272.51	
Cash - Bank of America Checking	<u>\$43,836.05</u>	
		\$76,108.56

FIXED ASSETS

Center Island Flagpole		<u>\$2,955.00</u>
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TOTAL ASSETS		<u>\$79,063.56</u>
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LIABILITIES AND NET ASSETS

CURRENT
LIABILITIES

Accounts Payable		<u>\$254</u>
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TOTAL LIABILITIES		\$254
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NET ASSETS

Unrestricted Net Assets		<u>\$78,809.39</u>
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TOTAL LIABILITIES AND NET ASSETS		<u>\$79,063.56</u>
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TREASURER REPORT

MSPOA spent \$37,568 on landscaping to replace trees and repair property damaged during Hurricane Sandy. We were very fortunate to receive member donations to aid in this process.

It should be noted that we received \$450 (3 dues payments) in 2013 that were applied to 2012 dues and not reflected in the Membership Dues appearing on the Profit and Loss Statement.

We incurred slightly higher legal fees this past year as our attorney worked on zoning classification issues. We remained under budget. The Association held an informational meeting last winter regarding damage caused by Hurricane Sandy and zoning issues. The meeting expense is higher than in previous years but remained under this year's budgeted amount.

Respectfully Submitted,
Jean O'Connell



BOARD CHANGES

Mary Bowers, a long time resident and Board Member has sold her house on Cove Drive and moved out of the Community. The Board, in accordance with the By-Laws, elected Thomas Palma of Cutter Lane to the Board.

As part of Tom's appointment, the Board also elected to reorganize some of the positions of the Board:

- Tom Palma Agreed to become the Financial/Membership Secretary
- Patrick J. Tuohy Moved to Trustee
- Jean O'Connell Has taken on the Treasurer's position, and
- Tony Polcari Has assumed the role of Trustee

These changes were made at a Board Meeting held October 11, 2013

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Bakentine Lane	Bay Lane (cont)	Cove Drive (cont)	Dutchmans (cont)	Schooner Lane
Abate	Plenzo	Guarino M.D.	Duelks	Di Sarno
Block	Pollard	Hamecs	Gennaro	Dunphy
Burchfield	Saccente	Maccini	Levantino	Howarth
Cupoli	Santosuosso	Murphy	MacMahon	Thakker
D'Alessandro	Scholz	O'Brien	Methfessel	Sloop Lane
DeFillipo	Soporowski, Jr.	Roth	Mokrynski	Appio
DiChiara	Spamer	Sisters of Charity	Pangia	Greenberg
Freed	Brigantine Lane	Urbanek	Polidori	Riccitelli
Hale	Ambrosino	Whiting	Reska	Severini
Harvey	Battaglia	Woods	Van Houten	Tullo
Heiberger	Battaglino	Cutter Lane	Veniero	Tide Pond Road
Kelly	Batten	Allocco	Winant	Andersen
Levi	D'Addario	Capasso	Helm Road	Mucci, Jr.
Neumann/ Popaca	Daidone	Cervino	Aniello	Pochinski
Paolella	DiMaria	Coluccio	Cranston	Scheibelhoffer, MD
Perrucci	Epifano	Deady	Cross	Hutchison
Polcari	Fenelon	DeAngelis	Kent	Mansfield
Postighone	Finn	Dell'Ermo	Marra	Lambie
Purpura	Gingher	Francica	Melen, Jr.	Vetter
Recchia	Harris	Glynos	Pontoriero	Valvano
Schneider	Kaimer	Ingersoll	Ragucci	Schwall
Scutieri	Lawlor	Lynch	Schwarz	Mucci
Stanchi	Martin	Mezzatesta	Scura, Jr.	Beucler, Jr.
Zeh	Melesurgo	O'Connell	Sheldon	Davino
Bay Lane	Porter	O'Neill	Vassallo	Bruno
Annese	Richardson	Oswald	Ketch Road	Findura
Ansede	Sarajian	Palma	Barrish	Meyer
Bond, Jr.	Saxer	Palmer	Bracaglia	Fenelon
Brennan Trust	Tuohy	Picut	Brennan	Vahalla Drive
Bubnis	Zwier	Pillori	Fenn	Charles
Callagee	Buccaneer Way	Piskadlo, Jr.	Fine	Dougherty
Carlucci	Barbieri	Quinn	Ford	Eichholz
Centanni	Bleckner	Russomanno	Marmo	Fine
Cochran	Bulanowski	Smith	Periagua Lane	Fischer
Decker	DiMattia	Strollo	Rosenthal	Kender
DeStasi	Edelman	Trainor	Bloxham	Komoroski
Dowling	Femia	Urso	Mayo	Robustelli
Faistl	Ferguson	Vitti	Caravello	Serafini
Friedkin	Forlenza	Williams	Peirce	Winters
Giordano - Brennan	Keimig	Yaccarino	Point Drive	Wherry Lane
Gleason	Masuelli	Dory Lane	Bisignano	Murawski
Guido	Nolan	Berkowitz	Campolattaro	Netta
Hartvigsen	Salzarulo	Schafer	Cirillo	Rozema
Kretschmer	Zuckerman	Schmitz	Deitrich	Sampson
Maltese	Cove Drive	Van Varick	Karmazin	
Manoocheri	Bowers	Dutchmans Pt Rd	Pallitto	
Massaro	Calamari LLC	Ambrosi	Parisi	
Mawson	Cavallo, Jr.	Costa Properties LLC	Prestifilippo	
Miller	Costello	Covello	Zazzali	
Mongno	Ellsworth	D'anna		
More	Falzon	DeCongelio, Jr.		

***** 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.....	732-451-4061	
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

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

Officers:

H.L. Van Varick, President.....	732-899-7829
305 Dory Lane	
Christopher Annese, Vice President.....	908-612-5710
333 Bay Lane	
Vincent Brennan, Secretary.....	732-892-4931
227 Ketch Road	
Jean O'Connell, Treasurer.....	908-432-6570
324 Cutter Lane	
Thomas Palma, Financial/Membership Secretary.....	908-303-4716
327 Cutter Lane	

Trustees:

Cheryl Mansfield.....	732-899-6656
316 Tide Pond Road	
Anthony Polcari.....	201-650-0616
321 Barkentine Lane	
Dominick J. Saccente.....	732-295-3183
303 Bay Lane	
Pete Schwarz.....	908-838-6512
228 Helm Road	

YOU MAY CALL ANY OFFICER OR TRUSTEE IF YOU HAVE A QUESTION OR PROBLEM. IF THEY DO NOT KNOW THE ANSWER, THEY WILL TRY TO GET AN ANSWER.

BLOCK CAPTAINS COMMITTEE

PAUL APPIO, CHAIRPERSON

305 Sloop Lane (732-295-4743)

e-mail: pbarc117@yahoo.com

(973-563-6072) Cell

For each street in our Community, we have volunteers who help the Association by distributing information to the owners and letting the Board know about issues such as problems at properties on their assigned block.

Following is a list of those individuals, their contact information and the street they are responsible for. We are in need of someone for Periagua Lane and Pointe Drive.

We are always in need of more Block Captains. If you are interested in helping out with these tasks, please contact me at the above number.

Paul Appio

<u>STREET</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NO.</u>
Barkentine Lane	Noreen Kelly	307 Barkentine Lane	732-899-3145
Bay Lane	George Miller Mary Beth Carlucci	343 Bay Lane 325 Bay Lane	732-996-5273 732-714-8830
Brigantine Lane	Clare D'Addario Susan Tuohy	309 Brigantine Lane 316 Brigantine Lane	732-295-4850 908-872-0053
Buccaneer Way	Patricia Femia	207 Buccaneer Way	732-899-9106
Cove Drive	Sheila Whiting	312 Cove Drive	732-701-6961
Cutter Lane	JoAnn Russomanno Tom Palma	308 Cutter Lane 327 Cutter Lane	732-899-4340 732-892-7596
Dory Lane	Lyn Schafer	302 Dory Lane	732-714-7901
Dutchman's Point	Darnice Gennaro Gary Reska	317 Dutchman's Point 308 Dutchman's Point	732-295-2470 732-701-0082
Helm Road	Edie Schwarz	228 Helm Road	908-838-6512
Ketch Road	Joy Brennan	227 Ketch Road	732-892-4931
Periagua Lane	OPEN		
Pointe Drive	OPEN		
Schooner Lane	Kevin Dunphy	304 Schooner Lane	212-782-5530
Sloop Lane	Paul Appio	305 Sloop Lane	732-295-4743
Tide Pond Road	Cheryl Mansfield Marilyn H. Van Varick	316 Tide Pond Road 305 Dory Lane	732-899-6656 732-899-7829
Valhalla Drive	Evelyn Kender	210 Valhalla Drive	732-714-8438
Wherry Lane	Cheryl Mansfield	316 Tide Pond Road	732-899-6656